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CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, August 13, 1974, in the Council Chamber, commencing at approximately 9.30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick
Linnell, Marzari, Pendakur and Volrich

ABSENT: Alderman Massey (Leave of Absence)
Alderman Rankin (Vacation)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the items to be considered at the 'In Camera' meeting to be held later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell

SECONDED by Ald. Hardwick

THAT the Minutes of the Regular Council Meeting dated July 30, 1974 (with the exception of the 'In Camera' portion) and the Minutes of the Special Council Meeting held on August 1, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell

SECONDED by Ald. Hardwick

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

It was agreed to defer the following items of Unfinished Business for consideration following delegations later this day.

1. Business License Suspension - 1833 Victoria Diversion
2. Rezoning Application - S/E Corner East Broadway between Woodland and Commercial Drives (1636 East Broadway).
3. Rezoning Application - North Side of S.E. Marine Drive between Fraser Street and Poplar Street.
4. Rezoning Application - East Side of Cambie Street (7500 Block).
5. Urban Renewal Funds.

COMMUNICATIONS OR PETITIONS

1. Proposed Regulation of Rental Agencies (Rentex)
2. Townhouse Development at Vine and 8th Avenue

It was agreed to hear delegations from the following later this day.

Owen, Bird (Barristers & Solicitors) on behalf of Rentex,
Mr. Graeme Vickery re Townhouse Development.

3. Community Recreational Facilities Fund

MOVED by Ald. Pendakur

THAT the following communication from the Minister of Recreation and Conservation - The Hon. Jack Radford, be received for information and an appropriate reply be forwarded by the Mayor.

" I am pleased to inform you that your application for a grant of \$333,333.00, has been approved for your Orpheum Theatre project.

As outlined in the guidelines, progress payments will be made in the following manner: 45% upon written notification that the project has commenced; 45% upon certification by the project sponsor that 50% of the work has been completed; and 10% upon receipt of a certificate of completion signed by an auditor.

We are sure that the above project will be a valuable addition to the recreational amenities of your community, and hope that you and your fellow citizens will receive many years of use from this facility. "

- CARRIED UNANIMOUSLY

4. Surrender of Lease - Evans Products Company Limited

MOVED by Ald. Hardwick

THAT the resolution of Council dated July 23, 1974, respecting Surrender of Lease - Evans Products Company Limited, be amended by change of the effective date of surrender to July 1, 1974 from July 31, 1974, and therefore, the resolution in its amended form shall read as follows:

"THAT the request of Evans Products Company Limited, for surrender of lease on the subject property to be effective July 1, 1974, be approved."

- CARRIED UNANIMOUSLY

5. Use of Hodson Manor (Petition)

MOVED by Ald. Pendakur

THAT the letter and petition received from Mr. V. Hansen objecting to certain proposed uses in respect of Hodson Manor be referred to the Director of Planning for discussion with the parties concerned.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Continued)

6. Park Board Plans for Major Buildings

The Park Board, under date of July 25, 1974, submitted the following letter:

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, July 22, 1974:

..."PARK BOARD PLANS FOR MAJOR BUILDINGS

"On May 27, 1974, the Board passed the following motion which was received by City Council on June 11 for information:

..'That the strongest possible communication go back to City Council expressing this Board's opinion that it does not appreciate, nor deem it to be correct, that City Council should continue their erosion of the role of the Park Board in conducting its official functions as a duly elected body in the City of Vancouver'..

"The City Clerk in a letter dated June 17, 1974, advised that City Council on June 11 passed the following motion when dealing with a report of the Standing Committee of Council on Finance and Administration dated May 23, 1974:

..'That the Park Board be requested to present guidelines or a method of administering this policy of giving Council the opportunity to examine plans before they go out to tender'..

"Commissioner DuMoulin stated he felt it was not necessary to put plans to City Council before they go out to tender as we now have a very capable Director of Planning and Development. It was noted that the City's Director of Planning is aware of Park Board plans as the Board must apply for a Development Permit for each project and City Council should direct their enquiries to the Planning Department.

"It was regularly moved and seconded,

"RESOLVED: That the resolution of Council dated June 11, 1974, be received.

- Carried."...

MOVED by Ald. Hardwick

THAT this communication be received.

- CARRIED UNANIMOUSLY.

7. Grant Request - Jokers Field Hockey Club

A communication, dated August 8, 1974, was noted from the Jokers Field Hockey Club requesting financial assistance towards the cost of hosting visiting hockey teams from Munich, Germany.

MOVED by Ald. Bowers

THAT the request for financial assistance be received and no further action taken, with advice to the organization that applications should be made to the B.C. Physical Fitness and Amateur Sports Fund for assistance.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Continued)

8. Langara Lands and

Standing Committee Report on Civic Development, August 1, 1974.

A request was received from Mrs H. Moran, Acting Chairman for the Citizens' Committee on Langara, that her organization be heard on the matter of use of Langara Lands.

It was agreed to hear the delegation and at this time to consider the Standing Committee's report on Civic Development.

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Heritage Inventories
(Clause 1)

MOVED by Ald. Hardwick

THAT Clause 1 of the Standing Committee's report, be received for information.

- CARRIED UNANIMOUSLY

Langara Lands
(Clause 2)

When considering this clause, a delegation was heard from Mrs H. Moran on behalf of the Langara Citizens Committee expressing views on the matter and particularly that any plebiscite, in respect of 7 acres for park purposes, should be on a city-wide basis.

After due consideration, it was

MOVED by Ald. Hardwick

THAT the resolution in Clause 2 respecting a telegram sent by the Mayor to the Minister of Recreation and Conservation re plebiscite, be approved

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

THAT the recommendations (a) to (e) inclusive, in the clause be approved after amendment and rewording to read as follows:

- (a) THAT if the housing option is pursued, the selling price of the land be \$260,000 per acre with the extra \$700,000 being made available for reconstruction and rehabilitation of the Golf Course.
- (b) THAT, on the assumption that 20 acres are available for housing, the Director of Planning be instructed to look into:
 - (i) possibility of providing approximately 130 units of single and family housing at free market value,
 - (ii) approximately 140 units of single and family housing in cooperative housing being developed in conjunction with the Provincial Government,
 - (iii) provision of approximately 100 units for senior citizens housing; the Planning Department to seek out an appropriate Charitable Organization for this development,

and the Director of Planning report back on details of the required rezoning and methods of disposal.

CONTINUED.

COMMUNICATIONS OR PETITIONS (continued)

Langara Lands
(Clause 2) (continued)

- (c) THAT the matter of the reconstruction and rehabilitation of Langara Golf Course be referred to the Director of Planning for consultation with the Board of Parks and Public Recreation and the Langara Golf Course Citizens' Sub-Committee.
- (d) THAT Council release two acres at \$225,000 per acre to the Y.M.C.A. and the question of location and siting of the facility be referred to the Director of Planning; the question of public access to the facility to be negotiated to the satisfaction of the Board of Parks and Public Recreation and City Council.

FURTHER THAT it be clearly understood that the City is under no obligation with respect to capital funding in the construction of the Y.M.C.A. facility, although the Council supports the Y.M.C.A.'s application to the Provincial Government for capital funding of the project.

- (e) THAT the matter of other recreation facilities be referred to the Director of Planning for consultation with the Board of Parks and Public Recreation and report back.

- CARRIED

(Alderman Marzari voted against the Motion)

MOVED by Ald. Marzari

THAT this whole report be tabled for consideration after August 31, 1974.

- LOST

(Aldermen Bowers, Gibson, Harcourt,
Hardwick, Linnell, Pendakur, Volrich
and the Mayor voted against the Motion)

9.Planning of University Endowment Lands -
Endowment Lands Regional Park Committee

A request was received from Mr. Ian Bain - Co-chairman Endowment Lands Regional Park Committee, to be heard by Council in the matter of planning of the University Endowment Lands, concern being expressed in respect of an article in the quarterly review of the Planning Department on this question.

MOVED by Ald. Gibson

THAT delegation arrangements be made for this organization to be heard by Council at 2. p.m. at the next regular meeting on August 27, 1974.

- CARRIED UNANIMOUSLY

(The Mayor agreed to arrange for the detailed report of the Planning Department, in respect of University Endowment Lands, to be circulated to members of Council)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS.

BOARD OF ADMINISTRATION
REPORT, August 9, 1974

Works and Utility Matters,
August 9, 1974.

The Council considered this report which contains six clauses, identified as follows:

- Cl. 1. Closure of Portion of Lane South of 14th Avenue, West of Hemlock Street - Block 451, D.L.526.
- Cl. 2. Supply and Installation of 30-Inch Diameter Casing Pipe under B.N.I. Railway Tracks in vicinity of Chess Street, 300' South of Malkin Avenue - False Creek Flats.
- Cl. 3. Tenders for Street Lighting Contract No. 105.
- Cl. 4. Local Improvements on the "Initiative Principle"
- Cl. 5. Easement Through City Property at Cassiar and Bridgeway for Greater Vancouver Sewerage and Drainage District Sewer.
- Cl. 6. Tender No. 747 - Stanley Park Neighbourhood Streets, Mini-Parks and Pedestrian Pathways.

Council took action as follows:

Clauses 1, 2,3,5 & 6.

MOVED by Ald. Harcourt

THAT the recommendations of the Board of Administration contained in Clauses, 1,2,3,5 and 6 be approved.

- CARRIED

(Note: Alderman Pendakur voted against Clause 1)

Local Improvements on the
'Initiative Principle' (Clause 4)

MOVED by Ald. Hardwick

THAT the recommendations of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY.

Building and Planning
Matters, August 9, 1974.

Strata Title Application - New Construction,
1146 Harwood Street, Vancouver, B.C.
Lot F, Block 27, D.L.185, Plan 15423.
Laxford Development Corporation Ltd. (Clause 1)

MOVED by Ald. Volrich

THAT the application of Laxford Development Corporation Ltd., under the Strata Titles Act re new construction at 1146 Harwood Street, be approved, subject to application of the relevant by-laws.

- CARRIED UNANIMOUSLY

Arbutus Village Phase II -
Street Names (Clause 2)

MOVED by Ald. Hardwick

THAT the first part of the Committee's recommendation, i.e. approval of certain street names within the development, be approved.

FURTHER THAT the second part of the recommendation, i.e. signs indicating private property, be deferred for a further report, and Marathon Realty, who have requested to appear, be given an opportunity to do so when the report is available to Council.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

Fire and Traffic Matters
August 9, 1974.

St. Roch Fire Protection
(Clause 1)

MOVED by Ald. Pendakur

THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY

(Ald. Volrich voted against the motion)

Fire Department Training
Platform on Burrard Bridge
(Clause 2)

MOVED by Ald. Linnell,

THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters,
August 9, 1974.

The Council considered this report which contains five clauses, identified as follows:

- Cl. 1. Vancouver Library Board - Staffing Requirements for new Branch Library.
- Cl. 2. Vancouver Library Board - Staffing Requirements Historic Photograph Section.
- Cl. 3. Staff Changes in Water Works Operations Branch.
- Cl. 4. Additional Overtime Funds for Fire and Rescue.
- Cl. 5. Request for Class II Rate Shawnigan International Festival

Council took action as follows:

Clauses 1 - 4.

MOVED by Ald. Volrich

THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Request for Class II Rate -
Shawnigan International Festival
(Clause 5)

MOVED by Ald. Bowers

THAT, pursuant to request received, the Class II rate of \$270.00 per evening, in respect of use of the Playhouse by the Shawnigan International Festival on the evenings of August 26 and 27, 1974, be applied..

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

Property Matters
August 9, 1974.

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Anavets Senior Citizens Housing Society.
Situated 900 Block East 8th Avenue.
- Cl. 2. Acquisition for Replotting. East Side
of Tyne Street between Euclid and Foster
Avenues.
- Cl. 3. Priority Agreement on Strathcona Mortgage
Chun Chau Tsui and Sau Tsui.
- Cl. 4. Acquisition for Arbutus- Burrard Connector.
1822 West 2nd Avenue

Council took action as follows:

Clauses 1 - 3

MOVED by Ald. Volrich

THAT the recommendations of the Board of Administration contained in clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Acquisition for Arbutus-Burrard Connector.
1822 West 2nd Avenue (Clause 4)

MOVED by Ald. Hardwick

THAT the Supervisor of Property and Insurance be authorized to acquire 1822 West 2nd Avenue, in accordance with the report of the Supervisor of Property and Insurance submitted by the Board of Administration under date of August 9, 1974, for the sum of \$40,500.00, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector.

- CARRIED UNANIMOUSLY

(It was agreed that when the Council receives a report on the Kitsilano Area Plan, a Report Reference will be given at that time in respect of the Arbutus-Burrard connector)

DEPARTMENT REPORT
August 9, 1974

Works and Utility Matters,
August 9, 1974.

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. X-Kalay Foundation Society Cooperative
Housing Project.
- Cl. 2. Street Cleaning - 700 Block East Hastings Street.
- Cl. 3. Street Lighting on Gore Avenue,
from Hastings Street to the Waterfront.

Continued.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

Works and Utility Matters
August 9, 1974. (continued)

The Council took action as follows:

Clauses 1, 2 & 3.

MOVED by Ald. Linnell

THAT the recommendation of the Director of Planning contained in Clause 1, be approved, and Clauses 2 and 3 received for information.

- CARRIED UNANIMOUSLY

Building and Planning
Matters, August 9, 1974.

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Development Permit Application No. 67355,
1390 East 33rd Avenue.
- Cl. 2. Development Permit Application No. 67336,
6459 Main Street.
- Cl. 3. Development Permit Application No. 67356,
985 West 41st Avenue.
- Cl. 4. Amendment to Parking Policy in the Downtown
Commercial Area.

Council took action as follows:

Clauses 1 - 4.

MOVED by Ald. Pendakur

THAT the recommendations of the Director of Planning, contained in Clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
August 9, 1974.

Lee Building, 175 East Broadway,
(Clause 1.)

MOVED by Ald. Gibson

THAT the report of the Director of Permits and Licenses, be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
August 9, 1974

Straits Towing Limited
(Clause 1)

MOVED by Ald. Hardwick

THAT the recommendation of the Director of Legal Services contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Representation on the
Technical Planning Board
(Clause 2)

MOVED by Ald. Hardwick

THAT the recommendation of the Director of Planning and the Director of Legal Services, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)C. Board of Administration
Report, August 9, 1974.Branch Library - 12th & Granville Street,
Lease of Premises.

Council considered the following report from the Director of Finance:

'The present Five Year Capital Plan for Libraries includes the establishment and equipping (including the purchase of books and other materials) of a Branch Library in rental premises in the vicinity of 12th & Granville Street. City Council has previously approved funds for the acquisition of books for the proposed Branch.

The Director of the Vancouver Public Library has forwarded a resolution of the Library Board that City Council approve the lease of a portion of the premises at 12th and Granville and that additional costs incurred be provided from their unallocated Library Capital Funds.

I have reviewed this request with the Director and report as follows:

"The Library Board with the assistance of the Property & Insurance Office have located a site in a new building to be constructed by the Toronto Dominion Bank at 12th and Granville St. It is anticipated construction will be completed in March 1975. The Bank have advised that the deadline for their acceptance of the low tender is noon Wednesday, August 14, 1974, and require a decision from the city prior to that date. Negotiations have been held with the bank for lease of an area of 2425 sq. ft. and a rate of \$6.00 a sq. ft. (\$14,550 per annum) has been arrived at.

In order to complete the area to the full requirements of the Library Board including the provision of a passenger elevator there is an excess cost to the Bank of \$17,761 including architect's fees, etc. This is over and above the finishing work being provided by the Bank in the \$6.00 per sq. ft. rate.

The Library Board at their meeting of August 7th when considering this matter has recommended that a ten year lease at \$14,550 be approved and that the additional funds be provided from their unallocated balance (amounting to \$65,000) of the Five Year Capital Plan. They also wish to bring to Council's attention that the unallocated balance was earmarked for development in West Pt. Grey. However, due to the uncertainty created by the question of possible development of the University Endowment Lands, the Library Board is of the opinion that the branch library in West Pt. Grey cannot be considered at this time.

The Supervisor of Property & Insurance has been involved in the negotiations and advises that in view of the location and the facilities provided that the gross rental rate including the amortization cost is realistic.

Since the request of the Library Board is in accordance with the present Five Year Capital Plan, that the location is considered ideal, and that the lease figure is realistic, it is RECOMMENDED that

- 1) City Council approve in principle the foregoing arrangement to lease the area from the Toronto Dominion Bank and
- 2) That a lease, satisfactory to the Director of Legal Services, be entered into with the Toronto Dominion Bank along the lines mentioned in the report
- 3) the additional funds amounting to \$17,761 be provided from the unallocated balance of the Library Board Five Year Capital funds"

Your Board recommends that the foregoing report of the Director of Finance be approved.

MOVED by Ald. Bowers

THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

I. Report of the Official
Traffic Commission, July 24, 1974.

The Council considered this report which contains five clauses, identified as follows:

- Cl. 1. Tisdall Street/45th Avenue - Oakridge Traffic.
- Cl. 2. 1700 Block East 3rd Avenue.
- Cl. 3. Roadway Lighting on Oak Street at 46th Avenue.
- Cl. 4. Truck Route Report.
- Cl. 5. Deployment of Police Manpower.

Council took action as follows:

Tisdall Street/45th Avenue - Oakridge Traffic,
(Clause 1).

MOVED by Ald. Marzari

THAT the Commission's recommendation 'A' in this clause be received and the balance of the recommendations 'B' to 'E' be approved.

- CARRIED UNANIMOUSLY

1700 Block, East 3rd Avenue.
(Clause 2)

MOVED by Ald. Pendakur

THAT the Commission's recommendation contained in this clause, be approved.

- CARRIED

(Alderman Marzari voted against the Motion)

Clauses 3 and 4.

MOVED by Ald. Marzari

THAT the recommendations of the Commission contained in these two clauses, be approved.

- CARRIED UNANIMOUSLY

Deployment of Police Manpower,
(Clause 5)

MOVED by Ald. Marzari

THAT the recommendation of the Commission contained in this clause be approved, after being re-worded as follows:

"THAT Council ask the City Engineering Department together with the Police Department to again review for further report the matter of use of other than Police personnel in respect of parking meter enforcement."

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Housing, July 24, 1974.

The Council considered this report which contains seven clauses, identified as follows:

- Cl.1. Development Proposals for Senior Citizens Housing.
- Cl.2. Amendment to the Lodging House By-law.
- Cl.3. Fire and Lodging House By-law Appeals -
Arlington Rooms.
- Cl.4. East Hotel.
- Cl.5. Fire By-law Enforcement.
- Cl.6. Lodging House Closures.
- Cl.7. Chairman's Reports.

Continued .

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

Report of Standing Committee
on Housing, July 24, 1974. (Continued)

Council took action as follows:

Clauses 1 - 7.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee contained in
Clauses 1,2,3,and 4, be approved, and Clauses 5,6 and 7 be
received for information.

- CARRIED UNANIMOUSLY

D. Urban Demonstration Proposal -
Project "Turn Down Traffic Volume".

Council considered the following report from the City
Engineer:

" "Introduction

On June 25, Council approved the recommendation of the Special Committee
for 1976 United Nations Conference, that two demonstration projects be immediately
submitted to the Ministry of State for Urban Affairs. The above project on Non-
Capital Methods of Improving Transportation was one of four approved for further
development and resubmission to Committee. A firm proposal has now been prepared,
and is submitted for Council approval.

Project Outline

'Turn Down Traffic Volume' would bring about a substantial reduction in
Vancouver's peak hour traffic congestion and overcrowding on buses, by means of a
major public campaign to encourage staggered working hours, car pools, the four-day
week, and transit and car pool incentives. Backing up the publicity campaign would
be a computerized car pool matching service with a downtown office. Similar projects
have been tried in a number of other cities on an experimental basis, and have
brought about a measurable improvement in traffic conditions. The predicted
improvement in Vancouver peak traffic conditions, together with transit improvements
would permit a substantial increase in downtown employment to be accommodated with fewer
major capital expenditures for new roadway facilities.

The estimated total cost of the demonstration project is \$970,000 over a 30
month period. Federal financing is being requested for those portions such as
staff and advertising that will require funding. As the local share of the project,
there will be community contributions of free publicity, employer participation,
and so on; the City of Vancouver's participation will consist primarily of the use
of staff in existing positions for project design and management, personnel services,
and so on, and the use of available over-night computer time. For purposes of the
proposal, the cost has been allocated as follows:

Federal contribution requested:	\$671,000
Community participation:	160,000
City of Vancouver participation:	139,000

The project will generate economic and transportation benefits far in excess
of its cost; operating savings alone could amount to \$3.7 million per year for car
pooling drivers and B.C. Hydro. The project satisfies the criteria established by
the Ministry of State for Urban Affairs for approval of proposals.

Continued.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

Urban Demonstration Proposal -
Project "Turn Down Traffic Volume". (continued)

Procedure

It is understood that the Ministry of State for Urban Affairs is approving proposals on a first come - first served basis. Since this project will be in competition with similar proposals from at least one other city, and in view of the delay that following normal procedure would involve during summer operating schedules, the attached preliminary report is being submitted directly to Council for approval. The final report will be available from the printers on Friday, August 16, 1974.

Recommendation

The City Engineer RECOMMENDS that Council approve immediate submission of project 'Turn Down Traffic Volume' to the Ministry of State for Urban Affairs under the Urban Demonstration Program." "

MOVED by Ald. Pendakur

THAT the recommendation of the City Engineer be approved, and the Director of Finance be requested to report on sources of funds for the City's share of the project, if necessary.

- CARRIED UNANIMOUSLY.

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Council recessed at approximately 11.00 a.m.
and, following an 'In Camera' meeting in the
Mayor's office, reconvened in the Council
Chamber at 11.30 a.m.

Regular Council, August 13, 1974 14

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

III. Report of Standing Committee
on Civic Development,
July 25, 1974

The Council considered this report which contains twelve clauses identified as follows:

- Cl. 1: Area 10 False Creek - Western Outboard
- Cl. 2: False Creek Area 6 Front End Costs and Economic Feasibility
- Cl. 3: Proposal for Design of the Public Open Space City-owned Land, Area 6, False Creek
- Cl. 4: Heather Street Marina, Area 6, False Creek, Priority Moorage List
- Cl. 5: Termination of Canem Systems Ltd. Lease, City-owned Land, Area 6, False Creek
- Cl. 6: Seawall Location, Area 10, False Creek
- Cl. 7: False Creek Development, Area 6, Per Diem Consultants Budget
- Cl. 8: False Creek - Area 5 (South Shore East of Cambie Street Bridge)
- Cl. 9: West End Parking
- Cl. 10: Signs Adjacent to the Granville Street Bridge
- Cl. 11: Vancouver Heritage Advisory Board
- Cl. 12: Resolutions for Submission to U.B.C.M. Annual Convention

The Council took action as follows:

MOVED by Ald. Hardwick,

THAT the recommendations of the Committee contained in Clauses 1, 4, 5, 6, 7, 8 and 10 be approved and that Clauses 2 and 12 be received for information.

- CARRIED UNANIMOUSLY

Proposal for Design of the Public Open Space City-owned Land, Area 6, False Creek (Clause 3)

MOVED by Ald. Hardwick,

THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation (a) to read as follows:

- "(a) That the Development Consultant be authorized to retain Thompson, Berwick, Pratt and Partners along the lines of their proposal, and that up to \$20,000 be appropriated for that purpose from the 1974 unallocated Supplementary Capital Budget funds."

- CARRIED UNANIMOUSLY

West End Parking (Clause 9)

MOVED by Ald. Hardwick,

THAT the recommendations of the Committee contained in this Clause be approved after amendment as follows:

"RECOMMENDED THAT the following restrictions be referred to the West End Planning Team to obtain public reaction and report back:

- (a) Parking on-street be prohibited from 4:00 a.m. to 9:30 a.m.
- (b) Decal parking for residents only be established in the lanes, by the purchase of decals.

cont'd....

Regular Council, August 13, 1974 15

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Civic Development, July 25, 1974
(continued)

West End Parking (Clause 9)
(continued)

(c) The following areas be used for a trial:

- (i) West of Denman Street between Nelson Street
and Alberni Street;
- (ii) South of Davie Street between Broughton Street
and Bute Street;
- (iii) East of Bute Street between Robson Street and
Pendrell Street.

FURTHER THAT the City Engineer be instructed to investigate the possibility of hiring persons other than police constables for enforcement of parking violations; with the suggestion that habitual parking offenders be towed away, and report back on an appropriate fine in respect of over-parking."

- CARRIED UNANIMOUSLY

(Underlining indicates
amendment)

Vancouver Heritage Advisory
Board (Clause 11)

MOVED by Ald. Hardwick,

THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation (a) to read as follows:

"THAT consideration of designating 698 West Hastings Street as a heritage structure be referred to an advertised Public Meeting of Council."

- CARRIED UNANIMOUSLY

Clay's Marina

During consideration of Clause 4 of the Standing Committee on Civic Development dated July 25, 1974, the Council discussed the matter of Mr. Clay, the owner of Clay's Marina, and it was

MOVED by Ald. Linnell,

THAT endeavours be made to find ways and means whereby Mr. Clay will continue his relationship with marine operations in False Creek.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Social Services,
July 25, 1974

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Cobalt Hotel, 917 Main Street
- Cl. 2: Rent Increases at Lugano Apartments,
875 Laurel Street
- Cl. 3: Downtown Eastside Residents Association -
Rent Increases at King Edward Apartments,
420 East Hastings
- Cl. 4: Downtown Eastside Residents Association -
Rent Increases at 159 - 161 East Cordova
- Cl. 5: Pofi Bar, 1716 Charles Street - Complaints
of Neighbours

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social Services, July 25, 1974 (continued)

- Cl. 6: Inaccurate Surveys in Residential Areas
- Cl. 7: Fencing at Day Care Centres
- Cl. 8: Native Information Centre, 548 Nelson, Grant Request for \$3,854.00
- Cl. 9: Activator Society - Request for Grant of \$7,500.00

The Council took action as follows:

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Marzari,
THAT Clauses 1 to 5 inclusive contained in this report, be received for information.

- CARRIED UNANIMOUSLY

Inaccurate Surveys in Residential Areas (Clause 6)

MOVED by Ald. Marzari,
THAT the resolution of the Committee contained in this Clause be approved after amendment as follows:

"THAT the Clerk prepare a letter for Mr. Nomm to Adam Burhoe, as Secretary of the Council of B.C. Land Surveyors, asking the Council of B.C. Land Surveyors to examine the two different surveys undertaken in the 3100 Block East 52nd Avenue and attempt to resolve the issue at no cost to the City."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

Fencing at Day Care Centres (Clause 7)

MOVED by Ald. Marzari,
THAT the recommendation of the Committee contained in this Clause be approved after amendment as follows:

"THAT the City pay the costs of providing fencing at the ten day care centres listed above up to an amount of \$500.00 per centre."

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(Underlining indicates amendment)

Native Information Centre, 548 Nelson, Grant Request for \$3,854.00 (Clause 8)

In considering this Clause, the Mayor advised that following discussions with the Police Department and former Police Commissioner Mrs. Cantryn, he was advised that neither the Police nor certain Indian groups favour the proposed site at 548 Nelson Street.

MOVED by Ald. Marzari,
THAT this Clause be referred back to the Standing Committee on Social Services for further consideration and report on funding and location details.

- CARRIED UNANIMOUSLY

Activator Society - Request for Grant of \$7,500.00 (Clause 9)

MOVED by Ald. Marzari,
THAT the recommendation of the Committee contained in this Clause be approved, i.e., that no grant be made to the Activator Society.

- CARRIED UNANIMOUSLY

Regular Council, August 13, 1974 17

The Council recessed at approximately 12:20 p.m., and reconvened in the Council Chamber at approximately 2:00 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Pendakur and
Volrich

ABSENT: Alderman Massey (Leave of Absence)
Alderman Rankin (Vacation)

DELEGATIONS AND UNFINISHED BUSINESS

Business License Suspension:
1833 Victoria Diversion

City Council at its meeting on July 30, 1974, approved a recommendation of the Chief License Inspector contained in his report dated July 29, 1974, that Mr. Admiral, who operates a bottle depot at 1833 Victoria Diversion, show cause why his business license should not be cancelled because numerous City By-laws had been and continue to be broken.

Mr. Admiral addressed the Council and answered questions put by Council members. The Assistant City Engineer - Traffic and Transportation gave further details of infractions and circulated photographs of the premises and the area.

MOVED by Ald. Volrich,

THAT Mr. Admiral be given one month to comply with the City By-laws, and the appropriate City Inspectors carry out further inspections in one month's time and report back to Council;

FURTHER THAT Mr. Admiral be advised he must continue thereafter to comply with all relevant By-laws.

- CARRIED UNANIMOUSLY

Rezoning: East Broadway between
Woodland and Commercial Drives
(1636 East Broadway)

Council at its meeting on July 30, 1974, deferred action on a rezoning application for 1636 East Broadway pending hearing of a delegation from the applicant.

Mr. V. Kwan addressed the Council in support of the application to rezone the property to C-2 Commercial District, and advised of his attempts to create a viable scheme for the proposed commercial/residential building.

Mr. Crickmore representing the Planning Department further explained the application which was outlined in the Director of Planning's report of July 26th. The Technical Planning Board had recommended that the application to rezone the subject lands be not approved, and the City Planning Commission had endorsed this recommendation.

MOVED by Ald. Pendakur,

THAT this matter be referred back to the Director of Planning with a view to the preparation of an application by the applicant for rezoning the property to CD-1, and the Director of Planning obtain the required reports thereon from the Technical Planning Board and the City Planning Commission for referral direct to a Public Hearing.

- CARRIED UNANIMOUSLY

Regular Council, August 13, 1974 18

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Rezoning: N/S S.E. Marine Drive
between Fraser and Poplar Streets

City Council at its meeting on July 30, 1974, deferred action on a rezoning application as contained in the Director of Planning's report of July 26th, respecting the north side of S.E. Marine Drive between Fraser and Poplar Streets.

Mr. Lort the applicant and Mr. Wosk the owner, both addressed the Council and filed a brief supporting the application which is to permit an extension to the west end of the existing Blue Boy Motor Hotel Annex.

Mr. Crickmore representing the Planning Department, gave details of the application and Council was advised that the Technical Planning Board and the City Planning Commission recommended that the application be not approved because of the reasons stated in the Director of Planning's report of July 26th.

Council noted that both the Technical Planning Board and the City Planning Commission recommended against rezoning from C-1 Commercial Development to CD-1 Comprehensive Development District.

MOVED by Ald. Pendakur,

THAT the application be forwarded to a Public Hearing on the understanding that the applicant will provide for motel use only and for C-1 densities;

FURTHER THAT the Director of Planning obtain the required reports thereon from the Technical Planning Board and the City Planning Commission for referral direct to Public Hearing.

- CARRIED UNANIMOUSLY

Rezoning: E/S Cambie Street
(7500 Block)

City Council at its meeting on July 30, 1974, deferred action on a rezoning application for the east side of Cambie Street (7500 Block), pending the hearing of a delegation.

The application is for the purpose of erecting a duplex and rezoning the property from RS-1 One Family Dwelling District to RT-1 Two Family Dwelling District as detailed in the Director of Planning's report of July 26th. The Technical Planning Board recommended that the application be refused but the City Planning Commission did not endorse the Technical Planning Board's recommendation, but did recommend that the Planning Department undertake to review the regulations pertaining to site restrictions under the RT-1 Two Family District Schedule.

The applicant was unable to be present, but, Mr. Crickmore representing the Director of Planning, advised that the Director of Planning now suggests the application be forwarded to a Public Hearing for consideration and, dependant upon the final decision, it would guide the Technical Planning Board in similar situations.

MOVED by Ald. Harcourt,

THAT the foregoing application be forwarded to a Public Hearing.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Urban Renewal Funds - Strathcona,
Britannia, Gastown and Chinatown

Council on July 30, 1974, deferred a report from the Director of Planning dated July 26, 1974, on the matter of urban renewal funds involving Strathcona, Britannia, Gastown and Chinatown, pending a further report from the Director of Planning re the proposed extension of the Strathcona Community Centre. Council also agreed at that time to hear a delegation from S.P.O.T.A., if they so desired. Pursuant thereto, the Council heard a delegation representing S.P.O.T.A., who filed a brief dated August 13, 1974, and noted the following report of the Director of Planning dated August 9th:

"On July 30th, Council considered a report from the Director of Planning on the re-allocation of funds from the Strathcona project to Britannia and Gastown and Chinatown.

Council passed the following motion:

'THAT this clause be tabled until the next regular meeting of Council and, in the meantime, the Director of Planning discuss the matter with the Strathcona Property Owners' & Tenants' Association including the Strathcona Rehabilitation Committee and report back, particularly with regard to a proposed expansion of the Community Centre.

AND FURTHER THAT the organizations appear before Council as a delegation on this matter if they so desire".

This matter was discussed by the Strathcona Rehabilitation Committee at its meeting on 31st July, and representatives from the Strathcona Community Centre Association and the Park Board were present.

The nature and extent of the proposed addition to the Community Centre has not been fully examined, and there will be problems due to the confined nature of the site. Cost estimates are therefore not possible at this time, but it is likely that the order of magnitude of the contemplated extension will be \$250,000.

With the proposed diversion of funds from the Strathcona project recommended in the July 26th report (copy of which is attached), there would still remain uncommitted amounts from CMHC of \$325,000 and the Province of \$162,500. The City would need to provide an amount to match whatever the Provincial contribution was. If there is full agreement to include an extension to the Community Centre as part of the rehabilitation project, a total amount of up to \$650,000 would be available as outlined above. This would apparently be more than enough to carry out the contemplated extension.

The proposed Ray-Cam development contains similar facilities to those proposed for the Community Centre extension, but the Community Association representative and the Park Board representative feel that the community as a whole would not be adequately served by the Ray-Cam development, and that even when that project is built, the extension to the Community Centre will still be required.

The Strathcona Rehabilitation Committee was generally sympathetic to the idea of including an extension to the Community Centre as part of the rehabilitation project, provided that it was feasible on the site and provided that it could be demonstrated that it was not duplicating facilities which may be provided in the Ray-Cam project. The Strathcona agreement currently drawn, however, does not provide for cost sharing on buildings. Before the senior Governments can share in the cost of such a facility, an amendment to the agreement will be necessary. Such amendment to the agreement would not commit the City. This is a necessary first step, which must be undertaken if the City wishes to contemplate an extension to the Community Centre as part of the rehabilitation project.

Concurrently, a more detailed examination of feasibility and cost of the proposed extension should be undertaken by the Park Board.

Because the likely cost of the extension is somewhat less than half of the amount which could be made available from the Strathcona Rehabilitation Project, after the transfer recommended in the July 26th report, there seems no reason to hold up a decision on these transfers.

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Urban Renewal Funds - Strathcona,
Britannia, Gastown and Chinatown
(continued)

It is RECOMMENDED that:

- 1) Council request the Provincial Government and CMHC to agree to amend the Strathcona agreement and to provide for cost-sharing of recreational buildings and to provide for the necessary time extension to the project;
- 2) Council request the Park Board to thoroughly investigate possible extensions to the Strathcona Community Centre, including feasibility, cost and possible duplication with Ray-Cam, with a target construction cost of \$250,000;
- 3) Council approve the recommendations 1-3 of the July 26th report which are repeated as follows:
 - i) The Provincial Government and CMHC be requested to extend the total amount covered by the Britannia agreement from \$1,000,000 to \$1,300,000 by additional commitments of \$150,000 from CMHC and \$75,000 from the Province.
 - ii) The Provincial Government be requested to contribute \$70,000 to the Gastown Beautification project in 1975 from their funds allocated for the Strathcona project which will not now be required.
 - iii) CMHC be requested to contribute \$140,000 in 1975 to the Water Street project from their allocation for the Strathcona project .

Recommendation 4 should be held in abeyance until the matter of the Community Centre extension is resolved.

- 4) The Provincial and Federal Governments be asked to leave unallocated the balance remaining in the Strathcona project (\$325,000 in the case of the Federal and \$162,500 in the case of the Province) pending further developments on the Chinatown Beautification project.

The Director of Finance RECOMMENDS that the unused balance of senior government Strathcona urban renewal funds be retained to finance the City's beautification projects (see recommendation 4) and not used for a recreational project which will probably qualify for a one-third Community Recreational Facilities Fund grant.

CONSIDERATION

Council may also wish to direct that the unallocated Park Board Community Centre funds, which amounts to \$116,000, be utilized for this project.

It is suggested that the method of financing the project be referred to the Director of Finance if Council approves recommendation 2."

MOVED by Ald. Harcourt,

THAT recommendations 1 and 2 contained in the foregoing report be approved, and recommendations 3 and 4, together with the brief submitted by S.P.O.T.A., be referred to the Standing Committee on Community Development for further consideration and report;

FURTHER THAT the unused balance of senior government Strathcona urban renewal funds be retained to finance the City's beautification projects and not used for a recreational project which will probably qualify for a one-third Community Recreational Facilities Fund grant;

FURTHER THAT the unallocated Park Board Community Centre funds amounting to \$116,000, be utilized for the proposed extension of the Strathcona Community Centre and the method of financing the project be referred to the Director of Finance.

- CARRIED UNANIMOUSLY

DELEGATIONS AND COMMUNICATIONS (cont'd)

Proposed Regulation of Rental Agencies (Rentex)

As agreed to earlier this day, the Council heard a representation from Rentex, a rental agency, speaking against the proposed By-law on rental agency regulations which is being submitted for Council consideration later this day. The representatives gave details of the operation of their particular agency and also how strict controls could be enforced in regulating rental agencies other than the method proposed by Council.

MOVED by Ald. Marzari,
THAT the oral submission by the delegation be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the Provincial Government's Department of Consumer Services be requested to conduct a full-scale investigation on the practices of rental agency companies under the Trade Practices Act.

- CARRIED

(Aldermen Bowers, Pendakur, Volrich and Mayor Phillips opposed)

Townhouse Development:
Vine and 8th Avenue

As agreed to earlier this day, the Council heard a delegation from Mr. G. Vickery representing G.J. Vickery and Associates Limited requesting that certain zoning requirements be relaxed on a proposed townhouse development at 2306, 2316 West 8th Avenue and 2415 Vine Street. Mr. Vickery filed a brief outlining his development permit application. Mr. Vickery advised the Council on the additional costs involved which would increase the unit price if underground parking, which is a requirement, is constructed.

Mr. Crickmore advised the Council that any request for relaxation of zoning requirements comes completely under the jurisdiction of the Board of Variance.

MOVED by Ald. Pendakur,
THAT the representation made by Mr. Vickery be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT the principle involved in the matter submitted by Mr. Vickery, be referred to the Director of Planning for consideration and report.

- CARRIED UNANIMOUSLY

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At approximately 4:05 p.m., Council observed a short recess.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

V Report of Standing Committee
on Finance & Administration,
July 25, 1974

Review of the 1976-1980 Five
Year Plan Submissions

MOVED by Ald. Bowers,
THAT this report of the Committee be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)VI. Report of Standing Committee on
Waterfront and Environment,
July 25, 1974

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Proposed Amendment to Building By-law - Regulations for the Handicapped
- Cl. 2: Helicopter Landing Facility - 1050 West Pender Street
- Cl. 3: Major Planning Reports
- Cl. 4: Highrise Container Facility
- Cl. 5: City-owned Property on South-west Marine Drive and Ash Street
- Cl. 6: Public Discussion on Waterfront Planning Study - Stage 3

The Council took action as follows

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Pendakur,

THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved, and that Clauses 4, 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Finance & Administration,
August 1, 1974

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: 1976-1980 Five Year Plan
- Cl. 2: Long Term Planning and Borrowing
- Cl. 3: Availability of Grants
- Cl. 4: Pay As You Go Financing

The Council took action as follows:

1976-1980 Five Year
Plan (Clause 1)

MOVED by Ald. Bowers,

THAT the recommendations and resolutions of the Committee contained in this Clause be approved, after amendment to A(d) and D(c) as follows:

"A(d) Funds to Develop a Skills Producing Industrial Complex for Low Income People

RESOLVED THAT the Director of Social Planning be asked to meet with representatives from the Department of Manpower and Immigration, the Department of Human Resources and the Vancouver School Board to coordinate ideas for financing an industrial skills producing complex for submission to the Standing Committee of Council on Social Services for consideration.

AND, that the Standing Committee of Council on Social Services be requested to consider the lease of appropriate property for this purpose.

D(c) Report of the Staff Review Group

RECOMMENDED that the Council's policy of purchasing Point Grey waterfront property as and when it becomes available, be referred to the Standing Committee on Waterfront and Environment for re-consideration and the Committee consider a program whereby property would provide waterfront access and street end view spots."

- CARRIED UNANIMOUSLY

(Underlining indicates amendments)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
August 1, 1974 (continued)

Clauses 2, 3 and 4

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses
2 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

VIII Report of Standing Committee
on Community Development,
August 1, 1974

The Council considered this report which contains three clauses
identified as follows:

- Cl. 1: Party Identification By-law
- Cl. 2: Grant Request - Willing Hands for Help
- Cl. 3: Adanac North Plan/Hastings Sunrise
Action Council

The Council took action as follows:

Party Identification
By-law (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause
be approved after adding the following to the recommendation:

"FURTHER THAT the Returning Officer have absolute discretion
in determining party identification on the ballot in any
case where some doubt is involved."

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell in amendment,
THAT the proposed provision as contained in the Committee's
recommendation, for non-incorporated societies providing evidence
to show it has been in existence for three months prior to
nomination day, be changed to read six months prior to nomination
day.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari,
Volrich and Mayor Phillips opposed)

Grant Request - Willing Hands
for Help (Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Adanac North Plan/ Hastings
Sunrise Action Council (Clause 3)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

IX. Report of Standing Committee
on Waterfront & Environment,
August 8, 1974

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Carrington Dock
- Cl. 2: Wooden Projecting Signs
- Cl. 3: Portable Signs
- Cl. 4: Proposed Draft Sign By-law

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Portable Signs
(Clause 3)

When considering stationary signs located on private property such as advertising signs on bus stop benches, as referred to in recommendation A of this clause, Alderman Pendakur now requested that this recommendation be withdrawn because of discussions he has had with the Administration.

The Council agreed to withdraw this recommendation.

MOVED by Ald. Pendakur,
THAT recommendation B of the Committee as contained in this Clause be approved.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Marzari and Mayor Phillips opposed)

Proposed Draft Sign
By-law (Clause 4)

In considering this Clause, the Chairman introduced a draft addendum to the Sign By-law concerning Sections 6(1)(h), 8(5) and (5)(a) of Schedule "B" as proposed by the Director of Legal Services.

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation D to read as follows:

"D. THAT an evening public meeting be held on the proposed Sign By-law, with the date to be arranged by the Clerk and the Chairman of the Waterfront and Environment Committee, sometime in September."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE THE PROCEDURE FOR THE
IMPROVEMENT OF WATER STREET AND OF ADJACENT
PARTS OF OTHER STREETS AS A LOCAL IMPROVE-
MENT AND FOR PROVIDING THE BASIS OF ASSESSMENT
WITH RESPECT THERETO

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3497,
BEING THE TECHNICAL PLANNING
BOARD BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (continued)

There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW (Rental
Agencies)

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,

THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Volrich opposed)

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Volrich opposed)

5. BY-LAW TO PROVIDE FOR IDENTIFYING
POLITICAL AFFILIATION ON BALLOT-
PAPERS

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, August 13, 1974 27

BY-LAWS (cont'd)

6. BY-LAW TO REGULATE THE USE
OF THE GRANVILLE MALL

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. CP Air: Allocation of
Additional Routes

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the City Council express its concern over the fact that CP Air was not given more access routes to the U.S.A. in the recent allocation of routes and the Ministry of Transport be so informed.

- CARRIED

(Aldermen Bowers, Harcourt and Pendakur opposed)

2. Closing, Stopping Up and Conveyance
South of South Ken Avenue

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. One owner has title to the properties on both sides of Ontario Street south of Kent Avenue South. The owner has made application for the relocation of the street to the westerly side of his property in order to consolidate his site for the development of a lumber mill;

3. Ontario Street in its present location south of Kent Avenue South is surplus to the City's highway requirements;

4. For Subdivision and Land Registry Office requirements, Ontario Street must be closed south of the southerly limit of the Canadian Pacific Railway Right-of-Way.

THEREFORE BE IT RESOLVED that all that portion of Ontario Street in District Lot 322 lying to the south of the southerly limit of the Canadian Pacific Railway Right-of-Way the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated July 31st, 1974, and marginally numbered LF 7124, a print of which is hereunto annexed, be closed stopped up and conveyed to the owner of the abutting parcel "B" (Reference Plan 146) except the north 33 feet, now road, Block 12: and part of Block 11 (Reference Plan 54), except the north 33 feet, now road, lying south of Vancouver and Lulu Island Railway, All in District Lot 322: and

BE IT FURTHER RESOLVED that the said closed road be subdivided with the adjacent lands.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Marzari -
Truck Routes

advised that a report was expected shortly from the Administration on truck routes in the City and suggested that a Public Meeting be held when the report is before Council for consideration.

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,

THAT prior to Council considering a report on truck routes in the City, the general public be informed of the date and time of such a meeting and delegations be permitted if requested.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 5:40 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of August 13, 1974, adopted on August 27, 1974.

A. Phillips
MAYOR

B. N. Little
CITY CLERK

Board of Administration Report, August 9, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Lane South of 14th Avenue,
West of Hemlock Street - Block 451, D.L. 526.

The Acting City Engineer reports as follows:

"The owner of the property on the west side of Hemlock Street between 14th and 15th Avenue has made application to acquire a portion of lane separating his holdings. The owner wishes to consolidate his lands with this portion of lane to form one parcel. This portion of lane is surplus to the City's highway requirements if a new lane outlet is provided.

I RECOMMEND that the portion of lane outlined red on plan marginally numbered LF 6982 be closed, stopped up and conveyed to the abutting owner, subject to the following conditions:

- (a) The applicant to dedicate the west 25 feet of Lot 20, Block 451, D.L. 526 for lane and the east 7 feet of his lands, to conform with the building line, for the future widening of Hemlock Street. The dedicated areas are greater than the area of lane to be acquired.
- (b) The owner of the newly consolidated site to lease back the west 5 feet of said Lot 20, less a 5 foot by 5 foot corner cut-off at the south end, for permanent landscaping. The term of the lease to be for 20 years with a one year notice of cancellation if required for municipal purposes and the rental to be a nominal \$20.00 for the term. The owner of the newly consolidated site shall maintain permanent landscaping of the leased area to the satisfaction of the City Engineer.
- (c) The applicant be required to bear the actual cost of closing the existing lane and the opening of the new lane outlet with asphalt pavement. The estimated cost for this work is \$9,850.00.
- (d) The applicant to provide a right-of-way over the closed portion of lane for public utilities and bear the actual cost of relocating the overhead wires underground. The total estimated hydro and telephone costs for this work are \$24,100.00.
- (e) The applicant provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the site and dedicate the required lands for highway purposes.
- (f) Any agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS the foregoing be approved.

2. Supply and Installation of 30-Inch Diameter Casing Pipe
under B.N.I. Railway Tracks in vicinity of Chess Street,
300' South of Malkin Avenue - False Creek Flats.

The Acting City Engineer reports as follows:

"An 18-inch sanitary sewer is to be installed beneath six railway tracks in the vicinity of Chess Street and 300 feet south of Malkin Avenue. This construction will require casing pipe to be jacked into place and soil to be bored out from within the casing.

Only one quotation was received for the supply and installation of the steel casing. The lump sum bid from Triumph Drilling Ltd. is \$15,800 plus \$48.00 per hour for all extra time involved should boulders, bedrock or other obstructions be encountered which require removal.

Cont'd . . .

Clause 2 cont'd

I RECOMMEND that:

- (a) the bid of Triumph Drilling Ltd. be accepted so that construction in False Creek Flats in the vicinity of Chess Street may proceed.
- (b) funds be appropriated from Sewers Capital Budget Account 112/5305, 'Line of Begg Street - Terminal to Malkin'."

Your Board RECOMMENDS that the foregoing be approved.

3. Tenders for Street Lighting Contract No. 105

The Acting City Engineer reports as follows:

"Tenders for the installation of street lighting on Contract No. 105 were opened at the meeting of the Board of Administration on August 6th, 1974, and referred to the Acting City Engineer for tabulation and report.

The following is a tabulation of the tenders received for the installation of street lighting on Contract No. 105:

Ricketts-Sewell Electric Ltd.	\$181,220.30
C.H.E. Williams Co. Ltd.	\$187,015.25

This is a unit price contract and the contractor will be paid for the work installed as measured on the street. Funds for the work are available in the 1974 Street Lighting Capital Budget.

The Acting City Engineer RECOMMENDS that

- (a) the contract for the installation of street lighting on Contract No. 105 be awarded to the Ricketts-Sewell Electric Ltd. subject to the Company entering into an agreement with the City, satisfactory to the Director of Legal Services;
- (b) The Mayor and the City Clerk be authorized to sign the contract, and
- (c) the Bid Bond be returned to the unsuccessful tenderer."

Your Board RECOMMENDS that the recommendation of the Acting City Engineer be approved.

4. Local Improvements on the "Initiative Principle"

First Step

The Acting City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects for:

- Pavements and Curbs (higher zoned)
- Pavements and Curbs (Arterial Streets)
- Pavements and Curbs (local residential)
- Lane Pavements (higher zoned)
- Lane Pavement (residential standard)
- P. C. Concrete Sidewalk
- P. C. Concrete Sidewalk on School Collector Streets

shown on the attached Schedule 'A' dated August 2, 1974, are advanced to Council on the 'Initiative Principle'.

The City's share of these improvements is available in 1974 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

Cont'd . . .

Board of Administration Report, August 9, 1974 (WORKS - 3)

Clause 4 cont'd

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Acting City Engineer's report dated August 2, 1974.

The estimated total cost of these improvements is \$617,553 and the City's share of the cost is \$362,481.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the Acting City Engineer and Director of Finance be adopted together with the details of the Second Step Reports on file in the City Clerk's Office.
- (b) The streets listed on Schedule 'B' attached to this report be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-law.
- (c) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- (d) The Court of Revision for projects listed in the attached schedule dated August 2, 1974 be held at 2:00 p.m. on Thursday, October 31st, 1974.
- (e) The Granville Mall project on Special Grounds be advanced to this Court of Revision.

5. Easement Through City Property at Cassiar and Bridgeway for Greater Vancouver Sewerage & Drainage District Sewer

The Acting City Engineer and the Supervisor of Property and Insurance report as follows:

"The Greater Vancouver Sewerage and Drainage District requires an easement (total area .006 Ac) through a small parcel of City-owned property (Legal description: Lot A, Block L, Town of Hastings, Plan 13824) for a trunk sewer.

The Acting City Engineer and the Supervisor of Property and Insurance RECOMMEND that the Mayor and City Clerk be authorized to execute this easement agreement on behalf of the City."

Your Board RECOMMENDS the above report of the Acting City Engineer and the Supervisor of Property & Insurance be approved.

6. Tender No. 747 - Stanley Park Neighbourhood Streets, Mini-Parks & Pedestrian Pathways

The Acting City Engineer reports as follows:

"Tenders for the 'Stanley Park Neighbourhood Streets, Mini-Parks & Pedestrian Pathways' consisting of the removal of existing surfaces where necessary to permit street repaving and the creation of Pedestrian Pathways and Mini-Parks were opened on August 6, 1974, and referred to the Acting City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender No. 747 have been circulated to Council. These bids are unit prices based on quantity estimates supplied by this department and the total cost of the contract may vary according to the actual quantities measured during construction.

The low tender was submitted by Castle Concrete Limited in the amount of \$844,986.00.

The tender amount is within the departmental estimate and it is anticipated that the overall cost, including engineering overhead charges, will approximate the budgeted funds as approved at the Court of Revision held on July 11, 1974.

Cont'd . . .

Clause 6 cont'd

The Acting City Engineer RECOMMENDS that

(a) A contract be awarded to the low tenderer as follows:

Castle Concrete Limited
4781 Byrne Road
Burnaby 1, B.C.

Contract No. 747 - \$844,986.00

(b) A contract satisfactory to the Corporation Counsel be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned.

Your Board RECOMMENDS the foregoing recommendations of the Acting City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S).....9.....

Board of Administration, August 9, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Strata Title Application - New Construction
1146 Harwood Street, Vancouver, B.C.
Lot F, Block 27, District Lot 185, Plan 15423

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Laxford Development Corporation Ltd., for approval of a strata plan for a new (16) sixteen storey with two levels of underground parking, concrete structure apartment building containing 115 dwelling units at 1146 Harwood Street.

N.B.: See Appendix 'A' for site plan.

Section 1(2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The True Interest on Financing

True Interest on Financing

Interim financing for the construction is being provided to Laxford Development Corporation Ltd. by the Canadian Imperial Bank of Commerce. Financing for the new first mortgages has been arranged through

A. E. LePage Western Ltd.
885 Dunsmuir Street
Vancouver, B. C.

Attention: Mortgage Department

The interest rate shall be the prevailing conventional rate in effect at the time the mortgage application is accepted. The term is five (5) years and the amortization period is twenty-five (25) years. The mortgage will lend up to a maximum of 75% of the purchase price subject to the final approval of the purchaser's application by A. E. LePage Western Ltd. The first mortgage is to be insured by the Mortgage Insurance Company of Canada at a fee paid by the borrower of 1¼% of the total amount of the mortgage.

Second mortgage financing of \$5,000.00 with interest at 8 3/4 per cent calculated half-yearly not in advance and based on a twenty-five (25) year term and amortization period is available to those who qualify through

B. C. Government
Department of Housing
Home-Owner Assistance
Parliament Buildings
Victoria, B. C.

The purchaser has the option of arranging his own financing.

Subsection (b) - Any bonusing of Financing

There is no financing bonus. The only fee payable will be an appraisal fee of \$70.00 charged by A. E. LePage Western Ltd. with respect to the mortgages arranged by them.

Subsection (c) - Details of a management contract and monthly Services

Cont'd . . .

Board of Administration, August 9, 1974 (BUILDING - 2)

Clause #1 continued:

Subsection (d) - Taxes and other costs

Immediately upon filing of the Strata Plan in the Vancouver Land Registry Office, the developer, Laxford Development Corporation Ltd., as owner of all the strata lots will cause the Strata Corporation to enter into a management contract with Grosvenor International Canada Limited which said management contract will have a term of one (1) year or terminate thirty (30) days after the first annual meeting of the Strata Corporation.

Under Provincial Legislation, a Management Contract can be cancelled on 90 days notice.

Monthly Maintenance Costs and Gross Annual Property Taxes

Laxford Development Corporation Ltd. will pay all maintenace expenses incurred up to October 1st, 1974 and Laxford Development Corporation Ltd. will pay all property taxes with respect to the 1974 calendar year.

The estimated monthly assessments for each Strata Lot and the estimated gross annual property taxes for the 1975 calendar year are as follows:

<u>Estimated Gross Annual Property Taxes</u>	<u>Strata Lot</u>	<u>Square Feet</u>	<u>Unit Entitlement</u>	<u>Estimated Monthly Maintenance</u>
\$ 625.00	1	896	90	\$ 52.71
490.00	2	707	70	41.00
525.00	3	748	75	43.92
350.00	4	494	50	29.28
413.00	5	595	59	34.55
413.00	6	593	59	34.55
350.00	7	501	50	29.28
350.00	8	501	50	29.28
413.00	9	583	59	34.55
413.00	10	595	59	34.55
350.00	11	494	50	29.28
350.00	12	494	50	29.28
413.00	13	595	59	34.55
413.00	14	593	59	34.55
350.00	15	501	50	29.28
350.00	16	501	50	29.28
413.00	17	583	59	34.55
413.00	18	595	59	34.55
350.00	19	494	50	29.28
350.00	20	494	50	29.28
413.00	21	595	59	34.55
413.00	22	593	59	34.55
350.00	23	501	50	29.28
350.00	24	501	50	29.28
413.00	25	583	59	34.55
413.00	26	595	59	34.55
350.00	27	494	50	29.28
350.00	28	494	50	29.28
413.00	29	595	59	34.55
413.00	30	594	59	34.55
350.00	31	499	50	29.28
350.00	32	499	50	29.28
413.00	33	584	59	34.55
413.00	34	595	59	34.55
350.00	35	494	50	29.28
350.00	36	494	50	29.28
413.00	37	595	59	34.55
413.00	38	595	59	34.55
350.00	39	497	50	29.28
350.00	40	497	50	29.28
413.00	41	585	59	34.55
413.00	42	595	59	34.55
350.00	43	494	50	29.28
350.00	44	494	50	29.28

Cont'd . . .

Board of Administration, August 9, 1974 (BUILDING - 3)

Clause #1 continued:

<u>Estimated Gross Annual Property Taxes</u>	<u>Strata Lot</u>	<u>Square Feet</u>	<u>Unit Entitlement</u>	<u>Estimated Monthly Maintenance</u>
\$ 413.00	45	595	59	\$ 34.55
413.00	46	595	59	34.55
350.00	47	497	50	29.28
350.00	48	497	50	29.28
413.00	49	585	59	34.55
413.00	50	595	59	34.55
350.00	51	494	50	29.28
350.00	52	494	50	29.28
413.00	53	595	59	34.55
413.00	54	595	59	34.55
350.00	55	497	50	29.28
350.00	56	497	50	29.28
413.00	57	585	59	34.55
350.00	59	494	50	29.28
350.00	60	494	50	29.28
413.00	61	595	59	34.55
413.00	62	595	59	34.55
350.00	63	497	50	29.28
350.00	64	497	50	29.28
413.00	65	585	59	34.55
413.00	66	595	59	34.55
350.00	67	494	50	29.28
350.00	68	494	50	29.28
413.00	69	595	59	34.55
413.00	70	595	59	34.55
350.00	71	497	50	29.28
350.00	72	497	50	29.28
413.00	73	585	59	34.55
413.00	74	595	59	34.55
350.00	75	494	50	29.28
350.00	76	494	50	29.28
413.00	77	595	59	34.55
413.00	78	595	59	34.55
350.00	79	497	50	29.28
350.00	80	497	50	29.28
413.00	81	585	59	34.55
413.00	82	595	59	34.55
350.00	83	494	50	29.28
350.00	84	494	50	29.28
413.00	85	595	59	34.55
413.00	86	595	59	34.55
350.00	87	497	50	29.28
350.00	88	497	50	29.28
413.00	89	585	59	34.55
413.00	90	595	59	34.55
350.00	91	494	50	29.28
350.00	92	494	50	29.28
413.00	93	595	59	34.55
413.00	94	595	50	29.28
350.00	95	497	50	29.28
350.00	96	497	50	29.28
413.00	97	585	59	34.55
413.00	98	595	59	34.55
350.00	99	494	50	29.28
350.00	100	494	50	29.28
413.00	101	595	59	34.55
413.00	102	595	59	34.55
350.00	103	497	50	29.28
350.00	104	497	50	29.28
413.00	105	585	59	34.55
413.00	106	595	59	34.55
350.00	107	494	50	29.28
350.00	108	494	50	29.28
413.00	109	595	59	34.55
413.00	110	595	59	34.55

Board of Administration, August 9, 1974 (BUILDING - 4)

Clause #1 continued:

<u>Estimated Gross Annual Property Taxes</u>	<u>Strata Lot</u>	<u>Square Feet</u>	<u>Unit Entitlement</u>	<u>Estimated Monthly Maintenance</u>
\$ 350.00	111	497	50	\$ 29.28
350.00	112	497	50	29.28
413.00	113	585	59	34.55
413.00	114	595	59	34.55
350.00	115	494	50	29.28

The above monthly maintenance estimates include the following:

- General Operating - caretaker, building insurance, management fee, mortgage payments and property taxes for caretaker's suite;
- General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating and miscellaneous;
- Utilities - fuel and electricity for heating and lighting of common areas, water, scavenging;
- General Reserve - reserves for replacement of roof, common area carpeting, common building entrance, etc.

Each purchaser shall pay at completion the sum of \$75.00 to be placed in a maintenance revenue fund to be held in trust until such time that the first Strata Council is elected.

Purchasers are responsible for the cost, to be directly metered or assessed to or against each Strata Lot, with respect to electricity, telephone and cable-vision.

Strata Lots will be individually assessed by the City of Vancouver with respect to real property taxes. It will be the responsibility of each Strata Lot owner to pay assessed taxes directly to the City of Vancouver.

The Provincial Home-Owner Grant currently at \$200.00 and the School Tax Removal and Resources Grant currently at \$30.00 to \$40.00 will reduce gross taxes by \$230.00 to \$240.00 in cases where the owner occupies the suite; but if he rents to someone else, he would not be eligible. An additional \$50.00 Home Owner Grant is available to those who qualify as senior citizens.

The Laxford Development Corporation Ltd. is not aware of any further costs to Purchasers excluding those costs normally incurred by Purchasers such as cost of conveyance, personal insurance, etc.

A one bedroom caretaker's suite will be offered for sale to the owners of the Strata Corporation for a \$1.00 downpayment and the assumption of a mortgage of approximately \$20,000.00 at a conventional interest rate.

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the Prospectus and plans and finds the following:

All common property not specified in the registered Strata Plan as included in Purchaser's Strata Lot is maintained and administered as 'common property'. This includes the following:

Hallways and Lobby Areas

All lobby areas and walkways within the building are designed for the use of all Strata Lot owners.

Parking

There are 98 parking stalls in the underground lots included in the common property. The stalls will be rented to purchasers by the Strata Corporation at

Cont'd . . .

Board of Administration, August 9, 1974 (BUILDING - 5)

Clause #1 continued:

an initial rental of \$12.00 per month. These parking fees are subject to change as determined by the Strata Corporation from time to time. The parking fee income belongs to the Strata Corporation.

Laundry Room

The laundry room and facilities situate on the underground floor of the building shall be for the exclusive use of the owners of the Strata Lots.

Storage Lockers

Each Strata Lot will be assigned the exclusive use of one storage locker located in the locker room on the underground floors of the building.

Miscellaneous Rooms

These include boiler, electrical and garbage rooms all located on the underground floors of the building and all common property to be used at the discretion of the Strata Lot owners.

Balconies

Within each Strata Lot is contained a balcony attached to and contiguous to the respective living and dining areas of each Strata Lot.

Balconies are not common property.

Saunas, Roman Bath

Two saunas and one Roman Bath will be available for the use of the Strata Lot owners.

Exterior Yards

Exterior yards are common property and are intended for the exclusive use of all Strata Lot owners.

The prospectus states that the copy of the proposed By-Laws will be available for inspection on request.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he is in receipt of a letter from Mr. R.W. Wilding, Architect, advising that he is inspecting the project to ensure that the building compares favourably with the quality control requirements as contained in the Canadian Code for Residential Construction.

Mr. Wilding undertakes also to provide a certificate of compliance when the project is completed. This appears to be a reasonable ground for approval of the project with reference to Section 1(3) of the Council Policy.

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for CONSIDERATION of Council.

RECOMMENDATION

2. Arbutus Village Phase II, Street Names

The Street Naming Committee reports as follows:

"At its meeting on June 14, 1974 the Street Naming Committee heard representation from Mr. Brian Kenning, Project Coordinator, Marathon Realty, Ltd.

Marathon had requested, by letter, that the existing City of Vancouver Street names, McBain Avenue, McMullen Avenue, King Edward Avenue, Yew Street, and Vine Street be approved for use within the Arbutus Village Development.

Cont'd . . .

Board of Administration, August 9, 1974 (BUILDING - 6)

Clause #2 continued:

Mr. Kenning indicated that the postal authorities had approved the use of these names and that these addresses had been used temporarily for permits and documents. Gate kiosks are being constructed at the entrance to this private development, making it apparent that the area is private property.

The Committee,

RECOMMENDS,

THAT the existing City of Vancouver street names, McBain, McMullen, Yew, Vine and King Edward be approved for use within the Arbutus Village Development and,

THAT Marathon Realty have signs erected, to the satisfaction of the City Engineer, at all entrances to Arbutus Village, indicating that it is private property. "

Your Board RECOMMENDS that the foregoing recommendation of the Street Naming Committee be approved.

DELEGATION REQUEST: Marathon Realty has requested permission to appear as a delegation, should Council consider not approving the above recommendation.

FOR COUNCIL ACTION SEE PAGE(S) 2

FIRE & TRAFFIC MATTERS

A-6

RECOMMENDATION

1. St. Roch Fire Protection

The Director of Permits and Licenses reports as follows:

"On January 21, 1965 an agreement was signed between the Federal Department of Indian and Northern Affairs and the City of Vancouver in which the Federal authorities agreed to carry out restoration of the St. Roch at an approximate cost of One Hundred Sixty Thousand Dollars (\$160,000.00). The City's responsibility was laid out in Section 7 which reads as follows:

'The City will be responsible for the care, supervision and protection of the St. Roch and the shelter at all times.'

Included in the restoration program the Federal Government is installing a 1301 Halon fire protection system inside the boat. This system will protect the boat in case of fire within the hull but will not protect the exterior of the ship if the building caught fire. The Federal Government has requested that the City provide a sprinkler system for the frame shelter in line with the signed agreement.

It was necessary to have the St. Roch re-evaluated in order to increase the insurance on the vessel. The replacement value has been increased from \$400,000 to \$1,350,000. The Marine Surveyors and the Underwriter's Engineers who carried out the re-evaluation survey have both strongly recommended a sprinkler system be installed in the shelter to protect the vessel. These recommendations developed independent of the Federal Government's request for sprinklers and our subsequent investigations. We are now in the position that if the sprinkler system is not installed the insurance coverage may be prejudiced.

Estimated costs are as follows:

Sprinkler system	\$12,000
Electrical connections	1,200
New service connections	5,300
Structural alterations	4,200
Design Consultants	2,300
Miscellaneous items & contingency	2,000
Total	<u>\$27,000</u>

The Comptroller of Accounts advises that if Council approves the recommendations of this report, the funds are provided for in the Supplementary Capital Budget.

It is recommended that approval be given for the expenditure of \$27,000 for installation of a sprinkler system at the St. Roch A-Frame Shelter."

Your Board RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

2. Fire Department Training Platform on Burrard Bridge

The Acting City Engineer and Fire Chief report as follows:

"A wooden platform was installed under the Burrard Street Bridge in 1965 to meet the training needs of the Fire Department. Recent bridge maintenance required temporary removal of the platform. However, at that time it was found to be in such a deteriorated condition that it could not be moved in one piece and was therefore dismantled.

Board of Administration, August 9, 1974 (FIRE - 2)

Clause No. 2 (cont'd)

It is now proposed to install a permanent metal platform which, it is estimated, would cost \$4,000. The new platform would be durable and portable and could be adapted to other bridges. For simplicity, it would be maintained as a part of normal bridge work.

As this item was not anticipated for replacement in 1974, funds were not budgetted. However, the Comptroller of Accounts has advised that funds are available in contingency reserve. As this platform is required now, we RECOMMEND that:

the amount of \$4,000 be appropriated from contingency reserve for the purpose of replacing the Fire Department training platform."

Your Board RECOMMENDS that the foregoing recommendation of the Acting City Engineer and the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 16

Board of Administration, August 9, 1974 (FINANCE - 1)

A-7FINANCE MATTERSRECOMMENDATION1. Vancouver Library Board - Staffing Requirements
for new Branch Library

City Council, at its meeting of June 11, 1974, approved the recommendation of the Board of Administration concerning the 1974 basic capital programme, authorizing departments and boards to proceed with individual projects. One of the projects is the opening of a new branch library in the Marpole area.

The basic capital appropriations budget provides for the purchase and preparation of books - \$60,000 and purchase of furniture and equipment - \$15,000.

Following negotiations by the Supervisor of Property and Insurance on behalf of the Library Board, a lease agreement has now been signed which provides for approximately 4,000 square feet of floor space at 68th Avenue and Granville Street. The branch will be ready for occupancy immediately and, therefore, the Library Board are requesting funds for the provision of staff and other operating costs.

At its meeting of May 15, 1974, the Library Board approved the following staffing requirement which is based on an initial book collection of approximately 9,000 to 12,000 volumes and a circulation of between 12,000 to 15,000 volumes per month. The staffing proposal, outlined below, is consistent with the staffing of other branch libraries of similar size.

Salaries:

<u>Full-time Positions</u>	<u>Cost Per Annum</u>	<u>Cost in 1974· (5 months)</u>
1 Librarian III	\$17,040.	\$ 7,100.
2 Librarian I	27,120.	11,300.
1 Lib. Ass't. III	8,436.	3,515.
2 Lib. Ass't. II	14,928.	6,220.
2 Lib. Ass't. I	12,552.	5,230.
1 Bldg. Maintenance Man I**	8,640.	4,030.
**to be shared with Oakridge Branch	88,716.	37,395.
<u>Part time Positions</u>		
19 hours per week Lib. Ass't. II	3,586.	1,787.
	\$92,302.	\$39,182
Fringe benefits	9,159.	3,882.
	\$101,461	\$43,064.
Less Contract Janitor service cancellation - Oakridge	3,900.	1,625.
	\$97,561.	\$41,439.

cont'd

Board of Administration, August 9, 1974 (FINANCE - 2)

Clause No. 1 (cont'd)

Operating Costs

	<u>Cost Per Annum</u>	<u>Cost in 1974</u> (5 months)
Rental	\$17,707.	\$6,808.
Phone	315.	130.
Light, Heat & Water	1,380.	575.
Printing & Stationery	1,140.	475.
Janitor Supplies	420.	175.
Microfilm	300.	125.
Miscellaneous	720.	300.
Postage	480.	200.
Sign	840.	350.
	<u>\$23,302.</u>	<u>\$9,138.</u>
Total	<u>\$120,836.</u>	<u>\$50,577.</u>

Comment

This request has been reviewed by the Administrative Analyst. He reports that this branch will be operated on a five day week basis and will be open for 57 hours each week. The three librarians operate on a 37½ hour week each, thereby providing approximately 112 hours service each week. Nominally, this indicates that two librarians will be on duty at any one time but it is noted that their duties include visits to elementary schools and day care centres, or meeting with school groups that will visit the library. The senior librarian of the branch is also responsible for book selection and attends meetings at the central library for selection of new publications. The library assistants working 35 hours per week each, provide 175 duty hours each week indicating that three assistants are available at any one time. However, staff are required to commence duty either at 9:00 a.m. or 1:00 p.m. daily, thereby providing service during the twelve hours in which the library is open. The library assistants are responsible for receiving returned books, examining and replacing books on shelves and issuing books as required.

The Marpole area is now served by the Book Bus on one day each week. The Bus will be relocated to other areas after this branch commences operation. Adjacent branches are Oakridge and Kerrisdale. Each of these branches have a circulation in excess of 40,000 volumes per month. From information available, it appears unlikely that there will be any significant change in book circulation of these two branches as a result of establishment of the Marpole branch.

The Comptroller of Accounts recommends that if City Council approves these proposals, the necessary funds for staffing and operation (estimated at \$50,577) for the balance of 1974 be provided from contingency reserve.

The president of the Vancouver Public Library Staff Association, Local 391, C.U.P.E. has been provided with a copy of these proposals by the Director of the Vancouver Public Library.

Recommendation

Your Board RECOMMENDS that:

the staffing proposals and operating costs outlined above be approved and the necessary funds be provided from contingency reserve.

Board of Administration, August 9, 1974 (FINANCE - 3)

2. Vancouver Library Board - Staffing Requirements
Historic Photograph Section

The following report has been received from the Director of the Vancouver Public Library:

"The Vancouver Public Library recently received a grant of \$25,000. from the Vancouver Foundation for the purchase of a large (25,000 to 30,000 approximately) collection of B.C. historical negatives, on the understanding that these would be incorporated into the existing V.P.L. collection.

The negatives received include some of the dangerous nitrate variety and it is urgent that these be isolated, reprocessed, and destroyed. When this has been accomplished, the entire collection must be sorted, identified, printed, etc. for incorporation into the main collection. It is estimated that this will take at least 2 years to complete. It is recommended, therefore, that a new temporary position be established for this period.

The incumbent of this position will perform a variety of technical photographic duties including sorting, identifying and preparing old negatives prior to printing; supervising the darkroom including developing negatives and preparing prints; and incorporating prints into the existing collection."

COMMENT

The present staff of the Historic Photograph Section consists of a curator and a library assistant III. The salary of the curator is included in the annual budget granted to the Vancouver Library Board while the salary of the library assistant III is defrayed from revenues received from the operation of the Historic Photograph Section. Prior to the purchase reported above the Historic Photograph collection consisted of more than 150,000 photographic negatives of which 10,000 have been completely catalogued and indexed. It is intended that the present staff continue with work on the existing collection. The incumbent of the new position will work exclusively on the collection purchased with the grant from the Vancouver Foundation. Included in the correspondence from the Vancouver Foundation and the Dominion Photographic Company from whom the negatives have been purchased, is a request for acknowledgment of the source of the material and the assistance of the Vancouver Foundation. Before incorporation of the negatives into the general collection it will therefore be necessary to complete identification of each negative, with some suitably worded acknowledgment, in addition to the cataloguing and indexing.

The salary cost for a two year period at 1974 rates is estimated at \$22,300. and the approximate cost for 1974 is estimated at \$7,800. No additional material costs or provision of equipment is required.

The Comptroller of Accounts recommends that if the establishment of this temporary position is approved that funds be provided from contingency reserve.

The president of the Vancouver Public Library Staff Association, Local 391, C.U.P.E., has received a copy of the proposal from the Director of the Vancouver Public Library Board.

RECOMMENDATION

Your Board RECOMMENDS that:

a temporary position be established for a period of two years for the purpose of sorting, cataloguing and indexing the collection of B.C. historical negatives recently purchased by a grant of \$25,000. from the Vancouver Foundation.

Further, that the funds be provided from contingency reserve and the classification of the position be approved by the Board of Administration.

Board of Administration, August 9, 1974 (FINANCE - 4)

3. Staff Changes in Water Works
Operations Branch

The City Engineer reports as follows:

"In March, 1974, Council authorized a substantial increase in Water Works Capital Installations to be constructed by the City by the end of the 1971 - 75 Five Year Plan. This expanded construction program is now underway. The compliment of construction foremen prior to the expanded capital program was; one permanent, and one temporary position.

In order to carry out its expanded program, it will be necessary to add one construction crew to the work force, for a total of three crews.

By providing capital funds, Council has provided the funds for temporary foremen positions which are charged directly to the capital works in progress, however, temporary positions can only be established for a one year period, and since it will take until July, 1976, to complete the current program, it is necessary to obtain Council's authority to make the temporary positions permanent. The annual cost of the additional Construction Foreman, at present rates, is about \$16,000. This cost is charged directly to capital appropriations and no additional funds need be provided in the revenue budget.

Most of the additional trucks and equipment needed can be rented as required, however, the following items should be provided for the additional crew: one - ½ ton pickup truck and radio, one - gas powered pipe saw.

A pickup truck can be provided, without additional purchase, by transfer of the Superintendent I's, Mr. H. Burfitt, truck from the Sanitation Branch to the Water Works Branch, and by providing car allowance for Mr. Burfitt. Mr. Burfitt is in agreement that he use his private car for City purposes on regular car allowance. It will, however, be necessary to obtain an additional mobile radio at a cost of \$750. Gas powered pipe saws cannot be rented economically, and one should be purchased at a cost of \$400.

As might be anticipated, the substantially enlarged program has generated a considerable increase in clerical work. The present staff of three clerks in the Water Works General Office is not able to continue the normal costing and billing procedures as well as maintain the increased volume of payrolls, invoice handling and costing.

In keeping with the increase in construction crews by 50%, an increase of one clerk is required. The cost estimates for these positions given below are based on the Clerk III level, with a 7½ hour working day, in keeping with other clerk's in the Branch, however, the positions are subject to review by the Director of Personnel Services and the classification will be reported on to the Board of Administration. The clerical position will cost about \$12,500. per year, at present rates. Provision must also be made for holiday relief, about \$600. per year. An additional \$300 for an office calculator will also be required.

All costs, with the exception of new and nonrecurring equipment, will be either billed or distributed to the capital program as tabulated below:

<u>Item</u>	<u>Change</u>	<u>Costs</u>
2 - Foreman III positions	Temporary to Permanent	\$32,000 per year, charged directly to capital appropriations
1 - Clerical position	Additional	\$12,500 per year, distributed to capital accounts
1 - Mobile Radio	(initial cost)	\$750)
) Provided
) from
1 - Office Calculator (Victor 302 or equal)		\$300)
) Contingency
) Reserve
1 - Pipe Saw		\$400)

cont'd

Board of Administration, August 9, 1974 (FINANCE - 5)

Clause No. 3 (cont'd)

Vacation Relief

\$600 per year
distributed to
capital accounts

This has been discussed with the Vancouver Municipal and Regional Employees' Union and the City of Vancouver Foremen's Association, who concur.

The Director of Finance advises that Contingency Reserve Funds can be provided to the sum of \$1,450, for new and nonrecurring equipment, as outlined above.

The City Engineer RECOMMENDS that:

- (a) The one additional and the one existing temporary Foreman position in the Water Works Operation Branch be made permanent,
- (b) One additional clerical position be provided, for processing payrolls and billing, and maintaining costing and construction records.
- (c) A regular car allowance for H. Burfitt, Superintendent I, Sanitation Branch be established; One 1/2 ton pickup truck be transferred from the Sanitation Branch to the Water Works Branch; and one additional mobile radio be purchased,
- (d) One office calculator and one pipe saw be purchased,
- (e) The costs for these changes be distributed as tabulated above".

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Additional Overtime Funds
for Fire and Rescue

The Fire Chief reports as follows:

"Several multiple alarm fires have occurred during the first six months with heavy manpower callouts, resulting in an over-expenditure of our overtime account.

The Fire Department callout appropriation this year was \$10,080. Five Multiple Alarm requiring additional manpower cost approximately \$11,000 and miscellaneous overtime requirements approximately \$600, an overexpenditure of \$1600.

The remainder of the Fire Department budget has been examined and found to have no additional funds available to cover the over-expenditure. The Comptroller of Accounts advises that funds are available in Contingency Reserve and that a further \$4,400 shall also be transferred to Fire and Rescue Overtime (Account 7505/2) to provide monies for operation during the remainder of the year.

The Fire Chief recommends approval be given to transfer \$6,000 from Contingency Reserve to Account 7505/2 - Fire and Rescue Overtime to cover the overexpenditure and provide operating funds for the remainder of the year.

Your Board RECOMMENDS the foregoing recommendation of the Fire Chief be approved.

Board of Administration, August 9, 1974 (FINANCE - 6)

CONSIDERATION

5. Request for Class II Rate
Shawnigan International Festival

The Manager of the Queen Elizabeth Theatre reports as follows:

"Clause 12 of the Schedule of Rental Rates for The Queen Elizabeth Theatre and Playhouse adopted by City Council on July 9, 1974, reads as follows:

'When an event presented by a Licensee who qualifies for a Class II rate is commercially sponsored, such rate shall not be affected if the Licensee is a Registered Canadian Charitable Organization pursuant to the provisions of the Income Tax Act.'

The Shawnigan International Festival will be presenting 'Bela Siki' on August 26, 1974 and the 'Anna Wyman Dance Theatre' on August 27, 1974 in the Playhouse, a few days before the above new regulation comes into force. Air Canada has offered a modest sponsorship. The Shawnigan International Festival qualifies for the Class II rate as a British Columbia publicly supported organization and a Registered Canadian Charitable Organization.

The Vancouver Civic Auditorium Board at its meeting of July 5, 1974 concurred with the Manager's recommendation that the Class II rate of \$270.00 per evening be levied rather than the Class I rate of \$400.00 per evening, allowing them the benefit of the new provisions which will be in effect within a week of their presentations."

Your Board submits this matter for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 10

Board of Administration, August 9, 1974.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. ANAVETS SENIOR CITIZENS HOUSING SOCIETY
Lot D, Block 109, D.L. 264A
Situated 900 Block East 8th Avenue

The Supervisor of Property and Insurance reports as follows:-

"A request has been received from Anavets Senior Citizens Housing Society for an extension of time in which to commence construction of their development on the North Side of the 900 Block East 8th Avenue.

On August 29, 1972 City Council approved the sale of Lots 15 to 19 (now known as D) Block 109, D.L. 264A. Situated on the North Side of 900 Block East 8th Avenue.

A condition of this sale was an option to repurchase in favor of the City should construction of this project fail to commence by August 29, 1974, after which date the City to have three months in which to exercise its option.

The Society have encountered delays on this project, but have now received a Development Permit and are preparing to let tenders for construction.

As the Society has given every indication of proceeding with the development as quickly as possible and as the reasons for the delay appear justified it is:-

RECOMMENDED

That Anavets Senior Citizens Housing Society be granted an extension of six months to February 28, 1975 in which to reach the required stage of construction, with the City having three months from that date in which to exercise its option. This extension to be subject to any documentation deemed necessary by the Director of Legal Services.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. ACQUISITION FOR REPLOTING
Lots 18,19,20,Block 7, D.L.'s 36 and 49
--East side of Tyne Street between Euclid and Foster Avenues.

The Supervisor of Property and Insurance reports as follows:-

"The block bounded by Tyne and Melbourne **Streets**, Euclid and Foster Avenues, is a potential housing site reported to City Council in June of 1973. The City is the principal owner in this block with the exception of four lots which are still privately owned.

On June 25, 1974, Council authorized the Supervisor of Property and Insurance to negotiate for the purchase of Lot 20, Block 7, D.L.'s 36 and 49 which is located within the aforementioned housing site. A Development Permit application had been received for a new single family dwelling on this vacant lot. This property is 23' by 107.5', Zoned RS-1, One Family Dwelling District.

When contacted, the owner advised that he also owned the adjoining two lots, legally described as Lots 18 & 19, Block 7, D.L.'s 36 & 49. These two lots are 33' by 107.5' each, zone RS-1, One Family Dwelling District and there is an older single family framedwelling situated over both lots. This dwelling erected in 1923 has 5 rooms on the main floor, 5 plumbing fixtures, a patent shingle roof, shingle and siding exterior walls, and a concrete basement and is heated by gas fired hot water. The dwelling is in average condition for age and type.

Con't

Board of Administration, August 9, 1974.....(PROPERTIES - 2)

Clause 2 (Con't)

Following negotiations, the owner has confirmed that he is prepared to sell the three lots for the sum of \$78,000.00 as of July 31, 1974. This price is fair and equitable and represents market value in the area.

The dwelling is presently rented and it is proposed to carry on renting the premises on a month to month basis until such time that the City is prepared to develop the site.

RECOMMENDED

That the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$78,000.00 on the foregoing basis, chargeable to Code 4952/ - Replotting Purposes."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. PRIORITY AGREEMENT ON STRATHCONA MORTGAGE
Lot 6, Block 101, D.L. 196
Chun Chau Tsui and Sau Tsui

The Supervisor of Property & Insurance reports as follows:-

"On November 2, 1972, the owners of Lot 6, Block 101, D.L. 196 known as 628 Union Street, applied for, and received a maximum grant/ loan of \$3,000.00 under the Strathcona Rehabilitation Project. This mortgage was registered as a second charge on April 9, 1973, behind a first mortgage in favour of Vancouver City Savings Credit Union.

By letter dated February 4, 1974, the owners' solicitors have stated that the owners wish to re-finance their first mortgage and in order to do so it will be necessary for the City to sign a "Priority Agreement" allowing the new mortgage to be registered as a first charge. As the value of the improvements and the land will be more than double the value of the existing Strathcona mortgage of \$3,000.00 and the new mortgage of \$11,145.00, the signing of this priority agreement by the City will not endanger the City's position with regards to its mortgage.

The Director of Legal Services has advised that the form of the "Priority Agreement" is satisfactory and it is therefore,

RECOMMENDED that the Mayor and the City Clerk be authorized to sign the Priority Agreement and that this document be returned to the owners' lawyer for registration.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

Con't

Board of Administration, August 9, 1974.....(PROPERTIES - 3)

CONSIDERATION AND RECOMMENDATION

4. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR
1822 West 2nd Avenue

The Supervisor of Property & Insurance reports as follows:-

"1822 West 2nd Avenue, legally described as Lot 16, Block 227, D.L. 526, adjoins property required for the Arbutus-Burrard Connector and has been offered for sale by the owner. This site zoned C-2 adjoins the Flanders Installations Ltd. site at 1807 Burrard Street (Lots 17 to 20), also zoned C-2. The Flanders Installations site is improved with a 10,200 sq. ft. reinforced concrete office and warehouse building and in preliminary negotiations with the owners they have indicated they would prefer to remain at this location if the Arbutus-Burrard Connector was implemented. A loss of approximately 40' from their 100' site would make it difficult to relocate an acceptable building but the acquisition of this adjoining 25' site would make relocation more feasible. It is noted that property to the west of 1822 West 2nd Ave. is zoned RM-3A, making the subject a locked-in commercial site. Attached is a plan showing this property in relation to the surrounding area.

These premises comprise a 1 1/3 storey and full basement frame dwelling with a main floor area of 710 sq. ft., erected in 1912 on a site 25' x 120'. This dwelling contains 5 rooms, has 5 plumbing fixtures, a patent shingle roof, siding on exterior walls, a concrete foundation and is heated by an automatic gas hot air furnace. This improvement is in fair condition for age and type and is currently rented at \$275.00 per month. If acquisition is approved, this rental would be continued until required for the project and at such future date the building would be demolished.

Following negotiations with the owners, they have agreed to sell for the sum of \$40,500.00 as of August 31st, 1974. This price is considered fair and equitable and is representative of market prices in the area.

The foregoing report is forwarded for Council's CONSIDERATION and if same is approved, it is,

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$40,500.00 on the foregoing basis, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector."

Your Board

Submits the foregoing report of the Supervisor of Property & Insurance to Council for CONSIDERATION and RECOMMENDATION.

FOR COUNCIL ACTION SEE PAGE(S) 11

Department Report, August 9, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. X-Kalay Foundation Society Cooperative Housing Project

The Director of Planning reports as follows:

The attached letter from the X-Kalay Foundation Society dated July 17, 1974, was referred to me for a report.

On November 15, 1973, X-Kalay requested the Planning Department to re-open the matter of rezoning a site for its proposed development on S.E. Marine Drive immediately east of the Baptist Theological College.

The following resolution regarding this matter was approved by Council on January 8, 1974, "No action be taken regarding X-Kalay's request until such time as the Champlain Heights Planning Advisory Committee has had the opportunity to discuss and make recommendations regarding the location and method of disposal of sites for development by religious and philanthropic organizations."

Mr. Berner, Executive Director of X-Kalay, presented his development proposal to the Planning Advisory Committee. (A number of other groups have also sent correspondence or made presentations to this Committee).

When considering the nature of institutional uses in Champlain Heights, the Advisory Committee felt that these uses should be small in size and related functionally to the community.

The Advisory Committee believes that the most important component in Champlain Heights is housing. Therefore, it is proposed that the area east of the Baptist Theological College (comprising approximately 8 acres) would be better utilized for medium density housing (garden apartments) than for institutions.

There is also a 5 acre site west of the Baptist Theological College which may not be consolidated for some time. Because it is somewhat isolated, the Committee acknowledges that this site is more suited to some larger institutional use, such as that proposed by X-Kalay.

It should be pointed out, however, that several organizations desire large institutional sites in this area. The Baptist Theological College wants to expand its educational and housing functions and also intends to develop some form of personal care housing for the elderly. Other religious organizations have also expressed an interest in the area.

It is, RECOMMENDED, that the letter from X-Kalay be received, and that no action be taken on the disposal of any sites in Champlain Heights until a plan has been discussed and approved by City Council.

INFORMATION:

2. Street Cleaning - 700 Block East Hastings Street

The City Engineer reports as follows:

"A petition has been received from Mr. K. Lozawski of the Woodbine Hotel and others on the south side of the 700 block East Hastings Street, concerning the problem of sand and grit accumulating on the sidewalks.

Similar complaints have been received in the past in this and other areas in the City where the sidewalk abuts the curb and the curb lane is used by traffic, particularly during the 4 p.m. to 6 p.m. period.

In the case of the 700 and other blocks on East Hastings, a 7 a.m. to 9 a.m. parking restriction exists on the North side to permit incoming morning traffic use of the curb lane. As a result, few cars are parked on this side during the early morning hours and the Night Shift is

Cont'd . . .

Department Report, August 9, 1974 (WORKS - 2)

Clause 2 cont'd

able to sweep to the curb regularly and the grit does not accumulate in the gutter to the same extent to be blown onto the sidewalk by moving traffic in the curb lane.

On the South side of East Hastings the "No Parking" restrictions are from 4 p.m. to 6 p.m. to permit use of the curb lane for outgoing traffic. For the remainder of the day and night the south side is continuously filled with parked cars to the point where little effective street cleaning can be accomplished in the parking strip or the gutter.

Possible solutions which have been considered are:

I. 7 a.m. to 9 a.m. Parking Prohibition

Provide 7 a.m. to 9 a.m. parking restrictions on the south side of East Hastings which would discourage all night parking sufficiently to permit night shift cleaning.

The Traffic Engineering Division has reviewed the Traffic volumes on Hastings Street and advise that the current 4 p.m. to 6 p.m. parking prohibition is all that is required at this time. A morning prohibition would present some inconvenience to adjacent property and cannot be justified for traffic reasons.

II. Temporary Posting

In 1973, on approximately 100 blocks of continuously parked streets where leaves and debris accumulated in the parking strip and gutter under the vehicles, it was necessary to post temporary parking restrictions in these blocks.

This is done in the following manner:

- (a) About 3 p.m. of the day prior to sweeping, temporary 'No Parking Street Work' signs are placed in the block (s).
- (b) Prior to the arrival of the mechanical sweeper, the blocks concerned are inspected and invariably cars are found to be still parked. An attempt is made to locate owners to have the cars moved, but varying degrees of success are obtained.
- (c) When the mechanical sweeper arrives it takes approximately 5 minutes to clean the block, but the machine must sweep around the cars which are still parked. The signs are then removed.

Satisfactory results are not obtained since the temporary signing prohibition does not normally result in the removal of all vehicles. The cost of the temporary signing, about \$25.00 per block, is very high for the results achieved.

This signing procedure was done on approximately 100 blocks where there is no other practical cleaning solution. Because of the increasing disregard for parking prohibitions, it is anticipated that during 1974 it will be necessary to post 150 blocks with equally unsatisfactory results. There are approximately 1,000 curb blocks of street in the City where there is a cleaning problem due to parked cars, equal to or worse than, the south side of the 700 block East Hastings Street. If a program of signing and posting all 1,000 problem blocks 4 times per year was begun, in order to improve the street cleanliness equal to the surrounding streets of each problem block, the cost of signing would be in the order of \$100,000. per year and would still not provide the standard of cleanliness which the petitioners advocate.

Cont'd . . .

Department Report, August 9, 1974 (WORKS - 3)

Clause 2 cont'd

III. Afternoon Rush Hour Cleaning

Certain of the arterial streets which have a 4 p.m. to 6 p.m. parking prohibition and which are heavily parked at all other times, could be swept during the rush hours when parking restrictions are in effect. This practice is subject to a number of operating inefficiencies:

- (a) Excess equipment travel time to clean a short length of street.
- (b) Overtime charges for operating beyond the normal work day.
- (c) Interruptions to 'normal' work patterns and schedules.
- (d) The slow travelling sweeper or flusher would interrupt the normal rush hour traffic flow in these lanes, particularly if more than two blocks are cleaned in each 'sweep'. There are approximately 70 curb blocks of street, located within approximately 2 miles of the Downtown core, which have problems similar to the 700 block East Hastings Street, these could be effectively cleaned during the early portion of the afternoon rush hour. The average cost to clean these 70 blocks during the afternoon rush hour, 50 times per year, is estimated at \$14,000. per year.

IV. Additional Hand Cleaning

Hand cleaning is not effective where continuous parking problems exist because it is not possible to remove the material satisfactorily from under the parked vehicles. Hand sweeping of grit from the sidewalk would be effective if it were done approximately 5 times per week on the 70 blocks in question, the extra cost would be approximately \$40,000. per year.

V. Other Considerations

Various types of general parking restrictions could be instituted in order to move cars from the curb side for street cleaning, for example:

- (a) One side posted for 'No Parking on Tuesdays', the other side 'No Parking except Tuesdays'.
- (b) Odd and even dates, where parking is permitted on odd and even sides respectively.
- (c) Provide an overnight parking restriction one day per week.

Somewhat similar restrictions to (a), (b) and (c) above have been tried at specific locations in the past and have been dropped because of the difficulty in enforcing the regulation.

- (d) Provide a 2 a.m. to 4 a.m. parking restriction in certain problem blocks (approximately 70).

The present Street & Traffic By-law, Section 22 (5 & 6) does provide generally that no person shall park a vehicle for more than 2 hours, between the hours of 1 a.m. and 6 a.m. on a curbed street, also between 8 a.m. and 6 a.m. no person shall park a vehicle abutting residential or commercial premises for more than 3 hours unless such premises are the property of such person or his employer.

Cont'd . . .

Department Report, August 9, 1974 (WORKS - 4)

Clause 2 cont'd

In general, the problem blocks are commercially developed with very few residences and an early morning parking prohibition would not result in significant inconvenience. The prohibition would provide a good opportunity to complete street cleaning. We are proposing to introduce early morning parking restrictions in typical problem areas to evaluate the resulting problems, benefit to street cleaning, and the requirement for police enforcement.

CONCLUSIONS:

After examination of the above alternatives, it is concluded that all offer either a high cost and/or some disruption to onstreet parking in order to clean more thoroughly a relatively small portion of the streets.

Alternative 5. (d) above will provide a 'least cost/disruption' means of cleaning approximately 70 problem blocks in an area roughly bounded by Victoria, Burrard and 25th Avenue.

The restrictions will be imposed in trial areas to evaluate problems which may arise before it is adopted in all problem blocks.

Solutions to the cleaning of the remaining approximately 930 problem blocks in the City lie in various combinations of the above listed alternatives and will require, in most cases, budget and regulatory considerations.

Since we have not in the past introduced parking regulations solely for street cleaning purposes, this report is being submitted for Council's INFORMATION.

3. Street Lighting on Gore Avenue,
from Hastings Street to the Waterfront

The Acting City Engineer reports as follows:

"A letter has been received from the United Fishermen and Allied Workers Union requesting a substantial upgrading of the street lighting on the section of Gore Avenue from Hastings Street to the waterfront and referring to the stabbing death of a foreman employed by the Canadian Fishing Company Ltd.

Gore Avenue from the C.P.R. Right of Way to Hastings Street has been lighted to City's standards and is adequate for this street.

The roadway extending north of the C.P.R. Right of Way is a private road on property leased by the Canadian Fishing Company. There is one incandescent light mounted on a B.C. Hydro pole which does not adequately light this road.

A copy of this report and the letter from the United Fisherman and Allied Workers Union have been sent to the Canadian Fishing Company and the National Harbours Board for their attention."

The foregoing report is submitted to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 11/12

Department Report, August 9, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Development Permit Application No. 67355
1390 East 33rd Avenue

The Director of Planning reports as follows:

Gulf Oil Canada Limited have filed Development Permit Application No. 67355 to construct a gasoline service station (self-serve). The proposed development will replace the existing gasoline service station on this site at the south-west corner of Knight Street and East 33rd Avenue. The site is located in a C-1 Commercial District.

The gasoline service station policy, as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 67355 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the reconstruction of a gasoline service station (self-serve) on this site, subject to the following conditions:

1. Prior to the issuance of the development permit:
 - a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:
 - i) the provision of a minimum of a 20'0" setback from the westerly property line;
 - ii) the dimensioning of the three off-street parking spaces.
 - b) The landscaping and treatment of the open portions of the site are to be first approved by the Director of Planning.
 - c) The screening is to be first approved by the Director of Planning.
2. The three off-street parking spaces are to be provided in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
3. All landscaping is to be provided in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.
4. The development, including the use of all open portions of the site, is to be carried out and maintained at all times, in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

IT IS RECOMMENDED THAT Development Permit Application No. 67355 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

2. Development Permit Application No. 67336
6459 Main Street

The Director of Planning reports as follows:

Imperial Oil Limited has filed a Development Permit Application No. 67336 to demolish the existing gasoline service station and construct a gasoline service station (self-service) at the north-west corner of Main Street and 49th Avenue. The site is located in a C-2 Commercial District.

Cont'd . . .

Department Report, August 9, 1974 (BUILDING - 2)

Clause 2 Cont'd.

The gasoline service station policy, as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that the Development Permit Application No. 67336 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the demolition of the existing gasoline service station and the construction of a gasoline service station (self-service) on this site, subject to the following conditions:

1. Prior to the issuance of the development permit:
 - a) Revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning clearly indicating deletion of all references to future pump islands and canopies.
 - b) The landscaping and treatment of the open portions of the site are to be first approved by the Director of Planning.
 - c) Crossings are to be first approved by the City Engineer.
 - d) The applicant is to withdraw previous development permit.
2. The surfacing and screening of the site is to be completed in accordance with the approved drawings prior to any use or occupancy of the development.
3. All landscaping is to be completed in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
4. All lighting used to illuminate the site is to be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining residential property.
5. The development is to be carried out and maintained at all times in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

IT IS RECOMMENDED THAT Development Permit Application No. 67336 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

3. Development Permit Application No. 67356
985 West 41st Avenue

The Director of Planning reports as follows:

Gulf Oil Canada Limited filed a Development Permit Application No. 67356 to demolish the existing gasoline service station and construct a gasoline service station (self-service) on the existing gasoline service station site at the north-east corner of 41st Avenue and Oak Street. The site is located in a C-1 Commercial District.

The gasoline service station policy, as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that the Development Permit Application No. 67356 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the reconstruction of a gasoline service station (self-service) on this site, subject to the following conditions:

Cont'd . . .

Department Report, August 9, 1974 (BUILDING - 3)

Clause 3 Cont'd.

1. Prior to the issuance of the development permit, the landscaping and the treatment of the open portions of the site are to be first approved by the Director of Planning.
2. All landscaping is to be provided in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.
3. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-Law.

IT IS RECOMMENDED THAT Development Permit Application No. 67356 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

4. Amendment to Parking Policy in the Downtown Commercial Area

The Director of Planning reports as follows:

"Background

On April 2, 1974 Council approved parking guidelines for the C-5, CM-1 and CM-2 zones in the Downtown Peninsula which prescribed a scale of parking space requirements. These guidelines apply to applications requiring conditional approval, under the present 'interim' zoning regulations which are under review by the Downtown Study Team.

The guidelines limit parking for office uses to 33% of demand in the C-5 and CM-1 zones, and to 16% of demand in the CM-2 zone. For other uses the guideline is 100% of demand in the C-5 and CM-7 zones, and 50% of demand in the CM-2 zone.

The main purpose of these guidelines is to discourage long term commuter parking for offices, while encouraging sufficient short term spaces necessary to serve other uses, and taking into account the future shift in travel mode from auto to transit.

Need for amendment

In discussions between the Planning and Engineering Departments it has been agreed that parking policy for the Downtown should be approached on a Peninsula basis, and that the guidelines should apply to all commercial areas of the Peninsula. There seems to be no logic in restricting office parking in one area of the Peninsula if a neighbouring development in the area not governed by guidelines may, under Schedule 'B' of the Zoning By-law, provide three times as much office parking.

Although the whole question of parking policy is being reviewed by the Downtown Study Team, there are two development proposals now being considered which suggest immediate amendment to the parking guidelines.

One is the expected Bayshore Inn expansion and a related development by the City in the waterfront area west of Cardero Street, now zoned CD-1. The other is an office development at 1670 Alberni (D.P.A. 66203) in the C-2A zone west of Cardero Street. The development, close to the boundary of C-5 zoning, proposes 144 parking spaces compared with the present requirement for 105 spaces and a maximum requirement of 23 spaces if the Downtown guidelines were to apply.

Suggested action

For the reasons outlined it is proposed that Council instruct the Technical Planning Board to extend the parking policy now operating in

Cont'd . . .

Department Report, August 9, 1974 (BUILDING - 4)

Clause #4 continued:

the C-5 and CM-1 zones to the C-2A and CD-1 zones shown on the attached map. In the C-2A zone all uses are conditional except retail stores of less than 10,000 square feet in floor area.

This proposal has been discussed with the West End Planning Team who concur, with the one reservation that literal application of the policy would be onerous to small restaurants which are an asset to the West End local commercial areas.

It is suggested that this situation may be met when it arises by the exercise of discretion by the Technical Planning Board to relax the guidelines, as is possible for any case where the particular use and location warrant.

This report was approved by the Technical Planning Board on July 26, 1974.

Recommendation:

It is RECOMMENDED THAT

The Technical Planning Board in dealing with development permit applications requiring conditional approval in the C-2A zone and in the waterfront CD-1 zones between Cardero and Chilco Streets, (as shown on the attached map), restrict the parking spaces permitted to the guidelines approved for C-5 and CM-1 zones April 2, 1974."

FOR COUNCIL ACTION SEE PAGE(S) 12

Department Report, August 9, 1974 (LICENSES - 1)

LICENSES & CLAIMS MATTERS

INFORMATION:

1. Lee Building - 175 East Broadway

On May 28, 1974 Vancouver City Council passed the following motions:-

"THAT the owners be instructed to continue making the necessary repairs to the Lee Building and the Director of Permits & Licenses submit monthly reports on the progress of the repairs being carried out necessary to bring the building up to required standards."

The Director of Permits & Licenses reports as follows:-

Further to the report to Council dated July 4, 1974, the situation now is:

"Electrical Inspection

No further work has been done on the Electrical installations and we are now preparing to take court action in this regard.

Health Inspection

The Medical Health Officer reports that no improvement has taken place in this building relative to Health requirements and that they are now in the process of laying charges with the Prosecutor's Office against the owner, Mr. S. Katsafanas.

Fire Inspection

The Fire Warden's Office reports that on July 17 and 18, 1974, various orders were issued to the owner Mr. S. Katsafanas respecting requirements under the Fire By-law and the Fire Marshal Act. These are sixty (60) day notices and re-checks will be carried out.

This report is submitted to Council for INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 12

FINANCE MATTERS

B-7

RECOMMENDATION

1. Straits Towing Limited

The Director of Legal Services reports as follows:

"By Indenture dated 9 June 1955 the City leased to M.R. Cliff Tugboat Co. Ltd. that portion of the foreshore and land under Burrard Inlet shown as Parcel 'D' (Reference Plan 2347) lying in front of Lots 1 and 2, Block One, District Lot 184, for a term of 20 years subject to renewal for a further 10 years. This lease was assigned to Straits Towing Limited on 12 September 1957.

Straits Towing Limited et al have assigned by way of mortgage in favour of the Montreal Trust Company the said leasehold property, among other assets, to secure loans up to \$14,000,000.00, all as more particularly set forth in a Deed of Trust and Mortgage dated 2 July 1974. The mortgage of the said leasehold property is subject to the approval of the City and the Company now requests such approval.

It is RECOMMENDED that the City give its consent to the mortgage of the lease provided that such consent be deemed not to waive the rights of the City under the lease to Straits Towing Limited, or to relieve Straits Towing Limited from the observance of the covenants and conditions of the lease; the consent to be prepared to the satisfaction of the Director of Legal Services and executed under the seal of the City."

2. Representation on the Technical Planning Board

The Director of Planning and the Director of Legal Services report as follows:

"Section 7 of the Technical Planning Board By-law reads as follows:

"Any member of the Board may designate his deputy to act as his alternate at any particular meeting of the Board."

At the time the By-law was originally enacted in 1954, all Department heads had deputies. Since that time however, there has been an increasing tendency to change the system, and at present six members of the Technical Planning Board do not have deputies.

This is really a serious problem only when matters of quorum and formal votes are important; but it is quite clear that the Technical Planning Board By-law should now be amended to permit other than formally designated deputies to act on behalf of the Department head.

It is RECOMMENDED that the Director of Legal Services prepare and bring forward an amendment to the By-law which will allow a full member to designate his substitute (being a senior member of his department) to attend the meeting of the Board when he is absent.

I

REPORT TO COUNCIL

OFFICIAL TRAFFIC COMMISSION

July 24, 1974

A meeting of the Official Traffic Commission was held in the No. 2 Committee Room, Third Floor, City Hall on Wednesday, July 24, 1974 at approximately 10:00 a.m.

PRESENT:

Alderman Marzari (Chairman)
Alderman Pendakur
Mr. G. H. Lawson, Acting Commissioner
Mr. K. Dobell, Assistant City Engineer,
Traffic and Transportation
Mr. R. G. Jackson for Director of Legal
Services
Inspector G. K. Pinchin, Vancouver City
Police
Trustee H. Boyce, Vancouver School Board

ALSO PRESENT:

Mr. W. Reese, Vancouver Safety Council
Mrs. E. Robinson, Vancouver Parent-
Teacher Council
Mr. E. R. Thompson, B.C. Hydro
Mr. Don Pritchard, Vancouver School Board

CLERK:

D. Bennett

Adoption of Minutes

The Minutes of the meeting held June 5, 1974 were adopted.

1. Tisdall Street/45th Avenue - Oakridge Traffic

In December, 1973 letters were received from the Jamieson School Association and the Principal of Annie B. Jamieson School about traffic conditions on Tisdall Street created by two access points to Oakridge on 45th Avenue east of Tisdall Street. The Jamieson School Association suggested that 45th Avenue be closed at Tisdall to prevent Oakridge traffic from using this street.

In a report dated May 24, 1974 the City Engineer reported that traffic volumes on Tisdall Street are significantly higher than on a normal residential street. Traffic studies done in 1971 show that the 45th Avenue access points handle 1/3 of the traffic going through Oakridge and approximately 3/4 of that volume uses Tisdall Street.

The Police School Patrol has recently surveyed the situation and concluded that despite the relatively high traffic volumes the present controls are adequate and children are able to cross the street in complete safety from a traffic and transportation standpoint. However, the City Engineer feels the use of Tisdall Street by such traffic volumes is clearly undesirable.

The City Engineer suggested the following four possible courses of action:

- (a) Do nothing
- (b) Cul-de-sac 45th Avenue at Tisdall
- (c) Cul-de-sac 45th Avenue and Ash Street

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July 24, 1974

Clause #1 (cont'd)

- (d) Cancel the 45th Avenue crossing agreements and construct a new access on Cambie Street north of 45th Avenue (as was proposed in the Oakridge expansion plans)

In discussing the matter of costs the City Engineer advised that because the City action in closing the 45th Avenue access means denying a convenient access route to Oakridge for approximately 1/3 of its customers, it could be argued that the City should bear some of the cost in providing replacement facilities. The following cost-sharing arrangement is proposed:

- (i) The City to construct a new median opening and storage lane on Cambie Street north of 45th Avenue. The estimated cost for this is \$18,000.
- (ii) Woodward's to enter into a crossing agreement for a new sidewalk crossing on Cambie Street and pay for same, the estimated cost for this is \$4,100.
- (iii) Crossing agreement for the two westerly crossings to Oakridge on 45th Avenue be cancelled and the crossings replaced and sidewalk and boulevard made good at an estimated cost of \$1,500 to be borne by Woodward's ;
- (iv) Woodward's to make suitable internal rearrangements within the parking lot.

The City Engineer stated that closure of the 45th Avenue access points and the provision of another access on Cambie Street is the best solution in terms of removing non-local traffic from Tisdall Street and maintaining reasonably good access to Oakridge for customers in the south and south-west.

The City Engineer RECOMMENDED,

- (a) THAT the two westerly crossings on 45th Avenue to Oakridge be cancelled and the sidewalk, curb and gutter, and boulevard restored at cost to Woodward's ;
- (b) THAT a new access to Oakridge be constructed on Cambie Street north of 45th Avenue for traffic northbound on Cambie Street at cost to the City for the median opening and storage lane and at cost to Woodward's for the new sidewalk crossing.

The Commission noted a report dated February 25, 1974 from the Chief Constable wherein the opinion was expressed that the controls presently existing are adequate.

Mr. G. W. MacLaren of Woodward's appeared as a delegation and pointed out that as the Police Department report of February 25, 1974 indicated there was no problem with the children crossing to attend the Annie B. Jamieson School, he did not wish to see the two westerly crossings on 45th Avenue closed to traffic.

After considerable discussion it was

RECOMMENDED,

- A. THAT The City Engineer's report dated May 24, 1974 be approved in principle.
- B. THAT the Legal and Planning Departments be requested to examine the Woodward's original CD-1 zoning to see if there are any contradictions with Recommendation (a) in the Engineer's report.
- C. THAT the City Engineer be requested to look at the off-street routing patterns as they affect the City system.

Cont'd . . .

Official Traffic Commission 3
 July 24, 1974

Clause #1 (cont'd)

- D. THAT the City Engineer's Department write to the residents in the vicinity of 45th Avenue (in the Oakridge area) to determine if there is any objection to the closure of the two westerly crossings on 45th Avenue.
- E. THAT this whole matter be reported back to the next meeting of the Official Traffic Commission.

2. 1700 Block East 3rd Avenue

The City Engineer in a report dated June 10, 1974 advised as follows:

" On May 9, 1970 the Mayor instructed the City Engineer to report to the Official Traffic Commission on the traffic situation on East 3rd Avenue between Commercial Drive and Victoria Drive. The block in question is a "double block" including the 1700 and 1800 numbers.

The concern of Mr. O'Keefe (1788 East 3rd Avenue) was brought to the Engineer's attention September 12, 1972. Field investigations by staff, and extensive telephone conversations with Mr. O'Keefe, continued through the spring of 1973. At that time Mr. O'Keefe seemed satisfied that the traffic situation on East 3rd Avenue was no worse than in most other areas of the City.

Investigation included the following:

1. Formal traffic survey and analysis of flows from 4 to 6 p.m. on Friday, October 12, 1972;
2. In view of Mr. O'Keefe's concern, twelve to fifteen informal observations were carried out during the fall and winter;
3. Consultation with Captain Hall of the Fire Department regarding movements from their station at 2nd and Victoria, and their appraisal of the 3rd Avenue situation;
4. Investigation of accident histories in the block;
5. Formal traffic survey and analysis of flows from 4 to 6 p.m. on Thursday May 24, 1973;
6. Automatic traffic counters installed on both 2nd and 3rd Avenues from Friday, May 25 through Monday, May 28, 1973.

The foregoing investigations revealed that there was a significant increase in traffic in the late evening on Friday and Saturday nights due to three supper clubs located nearby. Other than that, a minor peak occurred between 8 a.m. and 10 a.m. on schooldays as parents drove their children to school. The weekday volumes during the 11 a.m. to 4 p.m. period, ranged from 50 to 70 vehicles per hour on both 2nd and 3rd. (This compares with 20 to 80 vehicles per hour on Hudson, north of 27th; 20 to 100 vehicles per hour on Graveley west of Templeton; 30 to 120 vehicles per hour on 29th west of Crown.) During both observation periods, no commercial vehicles used either avenue; 50% of the traffic entering the street had a destination on the street.

In view of Mr. O'Keefe's concern, consideration was given to the following solutions:

- (a) oneway streets
- (b) parking prohibitions
- (c) diverters and barriers
- (d) cul-de-sacs
- (e) "local traffic only" signing
- (f) revision of signal timings and provision of left turn bays at nearby major intersections

All of these considerations were either impractical or would actually encourage through traffic on the streets in question. Accordingly, it was concluded that the existing situation was the best possible and no action was

Cont'd . . .

Official Traffic Commission 4
 July 24, 1974

Clause #2 (cont'd)

taken. Because all of these matters had been fully discussed with Mr. O'Keefe, and because Mr. O'Keefe did not initiate further contact, the investigation was concluded.

Upon receipt of Mrs. O'Keefe's recent letter of May 13th, the supervising engineer reviewed the history, and on May 23, 1974, observed the traffic conditions from 8:30 a.m. to 9:05 a.m. The following observations were made at that time:

(a) Eastbound traffic

A total of 21 vehicles entered 3rd Avenue from Commercial Drive; 10 of them had destinations within the block; 2 were commercial vehicles - a mail truck and a U-drive van.

(b) Westbound Traffic

A total of 14 vehicles entered 3rd Avenue from Commercial Drive; 11 of them having destinations within the block.

(c) The vehicles passing through the block appeared to be seeking a parking space near the school or the Commercial area on Commercial Drive. While speeds were not measured, they were moderate.

In view of the foregoing series of observations, it is not apparent that traffic is using 2nd or 3rd Avenue extensively to avoid traffic signals at 1st Avenue. Because the block is "double length" it can be expected to generate twice as much residential traffic as an "average" block. At the western end of the block, parking is permitted on both sides of the street. The School Zone at the eastern end of the block (20 m.p.h. posted) continues this inhibition."

The City Engineer recommended no revision to the existing regulations on 3rd Avenue between Commercial Drive and Victoria Drive.

Mr. Ken Dobell, in discussing the Engineer's report, stated that the parking density is a little higher than on normal 24 foot wide streets. It was

RECOMMENDED,

THAT the recommendation of the City Engineer contained in his report of June 10, 1974 be approved.

(Alderman Marzari is recorded as being opposed to this recommendation.)

3. Roadway Lighting on Oak Street at 46th Avenue

Mrs. H. Cohen, in a letter received earlier this year, requested among other things, that an "extra bright" light be installed on Oak Street at 46th Avenue, similar to the lighting on Main Street at 35th Avenue for the Blind Institute.

The City Engineer in a report dated June 19, 1974 advised that the existing lighting on Main Street and on Oak Street from Broadway to Marine Drive consists of a "staggered" arrangement of 400 watt mercury vapour street lights mounted on trolley poles. To specially mark the Blind Institute crossing, an additional mercury vapour street light was installed opposite the existing light at the crossing, providing double the amount of light. "Golden" mercury vapour lamps were also installed to draw attention to the special nature of the crosswalk.

On June 11, 1974, Council approved a project in the Basic Capital Street Lighting Program to increase the existing staggered arrangement of lights to an opposite arrangement thereby doubling the present illumination to meet the increased vehicular traffic using Oak Street

Cont'd . . .

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July 24, 1974

Clause #3 (cont'd)

and including the intersection at 46th Avenue. This work will be included with other street lighting projects on a contract to be installed early this Fall.

After due consideration it was

RECOMMENDED,

THAT the report of the City Engineer dated June 19, 1974, respecting Roadway Lighting on Oak Street at 46th Avenue be received.

4. Truck Route Report

The Acting City Engineer advised in a report dated July 16, 1974 that proposals for a truck route system for Vancouver have been developed over a period of time and are now being prepared for presentation to the members of the public and interested groups. Traffic volume counts on most major streets have been carried out and the Engineering Department has examined physical characteristics such as set-backs and street grades which affect the suitability of streets as a truck route. A report on the proposed truck route system is now being reviewed by the Police and it will be forwarded to interested groups in time for them to review the proposals before they are presented to the Official Traffic Commission in August.

The City Engineer advised that this report is submitted merely to advise the members of the Commission of the status of the truck route proposals. It was

RECOMMENDED,

THAT the report of the City Engineer dated July 16, 1974 respecting the truck route report be received.

5. Deployment of Police Manpower

The Chairman advised the Commission that the Mayor and Alderman Bowers had reported in a memo to Council that 40% of 114 policemen will be available for reassignment in the next year or two because of the recent provincial takeover of the courts and police training activities. She suggested that the Official Traffic Commission recommend to Council that some of these officers be deployed to the P.N.E. area to assist with the traffic problems that exist when special functions are being held at the P.N.E.

A brief discussion was held on this suggestion and it was

RECOMMENDED,

THAT Council ask the City Engineering Department together with the Police Department to again review for further report the matter of instituting meter-maids.

The meeting adjourned at approximately 11:10 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 14

STANDING COMMITTEE OF COUNCIL
ON HOUSING

July 24, 1974

A meeting of the Standing Committee of Council on Housing was held in the Council Chamber, third floor, City Hall, on Wednesday, July 24, 1974 at 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Massey
Alderman Rankin
Alderman Volrich

CLERK: R. Demofsky

The Minutes of the meeting of June 25, 1974, were adopted.

RECOMMENDATIONS:

1. Development Proposals for Senior Citizens Housing

The Committee had before it a report on Development Proposals for Senior Citizens and Personal Care Housing by Villa Cathay Care Home Society and The Chinatown Lions for consideration. (This report is on file in the City Clerk's Office.)

The report stated in part:

"The area of land bounded by Campbell, Union, Raymur and the Venables-Prior Diversion was listed as a potential site suitable for some form of low-density multiple housing in a joint report of the Supervisor of Property and Insurance and the Director of Planning, June 1973.

The Villa Cathay Care Home Society and The Chinatown Lions Club expressed to the Planning Department their joint interest in acquiring the above described site for the development of housing.

It is proposed that the east portion of this consolidated site be released to the Villa Cathay Care Home Society and the west portion of the consolidated site to the Chinatown Lions Club."

The Chairman advised that these proposals would accommodate approximately two to three hundred units of senior citizens housing.

RECOMMENDED,

- A. THAT City Council approve the sale or lease of portions of the consolidated site in the area bounded by Campbell, Union, Raymur and Venables Streets to the Villa Cathay Care Home Society and The Chinatown Lions Club, subject to the Societies:
 - i. agreeing to price or lease agreements. In this regard, Council should determine whether it is agreeable to both these options;
 - ii. making the necessary rezoning application and obtaining rezoning for CD-1, to permit Senior Citizens Housing and Personal Care Home, with a maximum floor space ratio of 0.75;
 - iii. obtaining a development permit;
 - iv. entering into the necessary easement agreements, bulk head agreements, etc.
- B. THAT the City prepare a subdivision for registration generally in accordance with the consolidated site as referred to above.

Standing Committee of Council
on Housing
July 24, 1974

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2. Amendment to the Lodging House By-law

Submitted for the Committee's consideration was a report from the Medical Health Officer regarding "Amendment to Lodging House By-law No. 4738." (This report is on file in the City Clerk's Office.)

The Committee was advised that in order to empower the Medical Health Officer to issue interim permits to lodging house operators, an amendment to the Lodging House By-law would be required. Interim permits would be issued to operators who are, in the opinion of the Medical Health Officer, making satisfactory progress in up-grading their premises, but not able to comply with By-law requirements by the deadline date.

RECOMMENDED,

THAT the Director of Legal Services be instructed to prepare the necessary amendment to Lodging House By-law No. 4738, allowing issuance of interim operating permits to lodging house operators.

3. Fire and Lodging House By-law Appeals

- Arlington Rooms

Submitted for the Committee's consideration was a report from Mr. L. Burnham, Community Worker, Chinese United Church. (This report is on file in the City Clerk's Office.)

The report advised that on May 7, 1974 representatives of the City Health Department informed the Arlington Rooms that either the premises on the Main Floor comply with By-law No. 4738 or be vacated. Due to the location of the building the necessary alterations, as required by the Lodging House By-law, cannot be made. In view of this the owner has decided to close the rooms and informed the tenants of the necessity to vacate.

To date, several of the elderly tenants have not been able to find alternate accommodation.

- B. C. Rental Housing Council

Submitted for the Committee's consideration was a report dated July 24, 1974 outlining the problems that would be created by the City's new Fire By-law if it was to be strictly enforced. (This report is on file in the City Clerk's Office.)

RECOMMENDED,

- A. THAT in view of the existing situation at the Arlington Rooms - 577 East Pender Street, the Health Department be instructed not to commence prosecution of these premises until October 31, 1974.
- B. THAT the report of the B. C. Rental Housing Council dated July 24, 1974 be recieved and referred to the Fire Department for information.

Cont'd . . .

Standing Committee of Council
on Housing
July 24, 1974

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4. East Hotel

Council, on June 11, 1974, when dealing with the matter of the East Hotel, moved that this whole matter, and the possibility of retaining the hotel by leasing it to a non-profit organization, be referred to the Housing Committee for early consideration and report.

Submitted for the Committee's consideration was the attached report from the Chairman of the Housing Committee dated July 8, 1974, outlining meetings he had on June 11 and June 26, 1974, with representatives of the Property and Insurance Department, United Housing Foundation, and Mr. M. Gifford, Solicitor for the East Hotel.

A representative of the Downtown Eastside Residents Association was present and submitted a letter outlining Section 4A of the Archaeological and Historic Sites Protection Act which states that "no person or agency shall knowingly destroy, desecrate, deface, move, excavate, or alter, in any way, the designated site or remove from it an object." (The letter is on file in the City Clerk's Office.)

The Committee agreed that this building could not be demolished, and that conversion of this premise from residential to commercial should be prevented.

RECOMMENDED,

- A. THAT the Chairman of the Housing Committee be instructed to discuss with representatives of C.M.H.C. and the Provincial Government the possibility of the City of Vancouver leasing or purchasing the East Hotel for residential use.
- B. THAT the Planning Department report back to the Housing Committee on preservation, conversion possibilities, etc. for the East Hotel.

INFORMATION:

5. Fire By-law Enforcement

The Fire Chief submitted the attached report entitled "Third Interim Report on Hotel Upgrading" dated July, 1974 for the Committee's consideration. (The appendices referred to are on file in the City Clerk's Office.)

The report outlined the different stages hotels in all parts of the City of Vancouver are at with regards to conforming to the Fire By-law.

The Committee was advised that sprinkler contractors were fully committed, and thus could not handle all of the present workload. As long as hotel owners are progressing satisfactorily towards conforming with the Fire By-law the Fire Department would be reasonable and would not prosecute.

The Committee noted comments from several individuals who all stated that the Fire By-law was too demanding and economically impossible if fully enforced.

Following further discussion, it was

RESOLVED,

- A. THAT the Fire Chief report back to this Committee, as soon as possible, with such recommendations as he may consider advisable as to the enforcement of the Fire By-law or as to any amendments thereto, which may allow it to be enforced in a more realistic and practical way outside of the Core Area of the City of Vancouver.

(Alderman Rankin was recorded as voting against this motion.)

Cont'd . . .

Standing Committee of Council
on Housing
July 24, 1974

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- B. THAT the Fire Chief, in conjunction with the Director of Legal Services, report back to this Committee, as soon as possible, on establishing a technical body to hear Fire By-law appeals.

6. Lodging House Closures

At the meeting of the Housing Committee on June 25, 1974, it was

RESOLVED,

THAT the Chairman, in conjunction with the Medical Health Officer, prepare a report on the 57 premises which have closed since January 1, 1974 for the next Housing Committee meeting.

This report on lodging house closures (which is on file in the City Clerk's Office) outlined lodging house closures in the Core Area of the City of Vancouver since January 1, 1974.

RESOLVED,

THAT the report of the Medical Health Officer on lodging house closures since January 1, 1974, referred to above, be received.

7. Chairman's Reports

The Chairman submitted, for the Committee's consideration, reports on "Canadian Federation of Mayors & Municipalities Convention June 4-6, 1974; and Sececa College National Housing Conference June 17-20, 1974," and Senior Citizens Housing. (These reports are on file in the City Clerk's Office.)

RESOLVED,

THAT these reports be received.

The meeting adjourned at approximately 12:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 14

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

July 25, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the No.1 Committee Room, third floor, City Hall, on Thursday, July 25, 1974, at approximately 9:00 a.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Massey
Alderman Bowers

ABSENT: Alderman Pendakur

CLERK: M. Cross

RECOMMENDATION1. Area 10 False Creek - Western Outboard

On April 23, 1974, City Council passed the following motion regarding the redevelopment of Area 10 in False Creek:

"THAT the Development Consultant in consultation with the Director of Planning, the City Engineer and the Director of Finance be authorized to develop a strategy and procedural plan for redevelopment of the entire Area 10, recognizing the False Creek Policy Guidelines, the 'Area 10 Concept Plan' adopted for discussion purposes by Council in August, 1973, the economic and other concerns of B.C.C.C.U., N.H.B., and Western Outboard, the economics of development of the City land, and the willingness of the City to consider cooperative design leasing and/or financing procedures."

Mr. Griggs of the Development Group - False Creek, reported that little progress had been made with respect to the interests of Western Outboard and the City and Western Outboard had requested a meeting with the Committee to resolve the problems.

Messrs. E. Paul and W. MacPherson of Western Outboard appeared before the Committee to request that they be provided with the details of the City's proposal i.e. land swap versus their present location and the amount and rental of water area.

After considerable discussion the Committee

RECOMMENDED

- (a) THAT the Development Consultant be instructed to make a proposal to Western Outboard within two weeks which indicates
 - (i) the exact area of water to be available
 - (ii) the land area and access to it proposed for the exchange of property.
- (b) THAT the Supervisor of Property & Insurance negotiate the terms of the exchange and financial arrangements when the above are established.

Standing Committee of Council
 on Civic Development 2
 July 25, 1974

Clause No. 1 (cont'd)

- (c) THAT the Development Consultant and the Supervisor of Property & Insurance be instructed to proceed with negotiations to determine the terms for the exchange of property and use of water, taking into account that Western Outboard presently have ownership of 0.9 acres allowing a three-storey height limit compared to the possibility of a higher density on the alternate site; and report back to the Standing Committee on Civic Development.

2. False Creek Area 6 Front End Costs and Economic Feasibility

The Committee received a report dated July 23, 1974, from the Development Consultant and the Director of Finance on the above.

After a short discussion the Committee

RESOLVED

THAT the report of the Development Consultant and Director of Finance dated July 23, 1974, on Front End Costs and Economic Feasibility - Area 6 False Creek, be referred back to the officials for more detail and consultation with the City Engineer.

3. Proposal for Design of the Public Open Space City-owned Land, Area 6, False Creek

Mr. Neil Griggs of the Development Group - False Creek, advised that Thompson, Berwick, Pratt and Partners had responded to the terms of reference for the design of the public open space in Area 6 prepared by the Development Group.

Thompson, Berwick, Pratt and Partners have recommended for inclusion on the team the Smith Williams Group, who are a firm of recreational planners with a wide range of discipline in their group.

Mr. Griggs advised that discussions with various people have pointed out that there should be more input from local landscape architects with respect to the design of this public open space. The Committee agreed that representatives of the B.C. Society of Landscape Architects should be added to the Advisory Group.

RECOMMENDED

- (a) THAT the Development Consultant be authorized to enter into an agreement with Thompson, Berwick, Pratt and Partners along the lines of their proposal, and that \$20,000 be appropriated for that purpose from the 1974 unallocated Supplementary Capital Budget funds.
- (b) An advisory group be set up to advise the Development Consultant, and through him the design team, consisting of the following:
- representatives of the Park Board staff
 - representatives of the Planning Department
 - representatives of the Area 6, Citizens' Advisory Panel
 - representatives of the Planning Commission
 - representatives of the B.C. Society of Landscape Architects.

cont'd ...

Standing Committee of Council
on Civic Development 3
July 25, 1974

4. Heather Street Marina, Area 6, False Creek, Priority Moorage List

The Committee considered a report dated July 19, 1974, from the Development Consultant and the Supervisor of Property & Insurance with respect to the priority moorage in the Heather Street Marina for long term tenants of Clay's Marina and West Coast Salvage and Contracting, who were moored at both marinas prior to October 31, 1973, not including liveaboards.

The Committee felt that 10% of the liveaboards having long term moorage should also be considered with respect to priority moorage.

RECOMMENDED

- (a) THAT the Supervisor of Property & Insurance contact those boat owners at Clay's Marina and West Coast Salvage who were moored there prior to October 31, 1973, and who will still require moorage when notice to vacate comes into effect, and to enter into an agreement with them for temporary and eventually permanent moorage at the Heather Street Marina.
- (b) THAT the Supervisor of Property & Insurance when preparing this list, make it clear to the long term liveaboards requiring moorage space that
 - (i) neither interim facilities nor the Heather Street Marina will be specifically designed for the provision of liveaboards
 - (ii) up to 10% of the facilities at the Heather Street Marina will be available for lease to liveaboards willing to accept the above condition
 - (iii) Council policy regarding liveaboards in False Creek applies only to motor or sailing vessels i.e. those primarily intended for the purpose of going to sea.
- (c) THAT the Development Consultant, upon completion of this priority list, advise the Park Board of the remaining moorage space available.

5. Termination of Canem Systems Ltd. Lease, City-owned Land, Area 6, False Creek

In a report dated July 19, 1974, the Development Consultant, the City Engineer and the Supervisor of Property & Insurance advised that Canem Systems Ltd. have agreed to release all their leased lands by August 15, 1974, and their office building by November 30, 1974. The Committee

RECOMMENDED

THAT an agreement be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance with Canem Systems Ltd., releasing all their leased land by August 15, 1974.

FURTHER THAT the remainder of the property be vacated by November 30, 1974.

cont'd

Standing Committee of Council
on Civic Development 4
July 25, 1974

6. Seawall Location, Area 10, False Creek

Mr. S. Cripps of the Planning Department advised that planning of the seawall in Area 10 had been done in close liaison with the Engineering Department, and that it meets the \$500,000 budget approved by the Federal Government for the 1974-75 Winter Works Program.

After discussion, the Committee

RECOMMENDED

- (a) THAT the seawall location be approved subject to final engineering design. (Diagram showing location on file in the City Clerk's office)
- (b) THAT the Engineering Department be authorized to proceed with final design and construction under the Winter Works Program 1974-75.
- (c) THAT the preparation of area development plan for Area 10 be deferred until consideration of the negotiations with Western Outboard have been reported back to the Committee.

7. False Creek Development, Area 6, Per Diem Consultants Budget

The Development Consultant advised that Council on April 2, 1974, approved consultant funds "up to the Public Hearing". In order to proceed with Phase I development, additional per diem consultants funds will be necessary. The Committee

RECOMMENDED

THAT an additional \$44,810 be appropriated to the Area 6 Per Diem Consultant Services Account for the remainder of 1974; such funds to be provided from the 1974 Supplementary Capital Budget.

8. False Creek - Area 5 (South Shore East of Cambie Street Bridge)

Mr. D. Hickley, Assistant Director of Civic Development, advised that discussions had been held with a number of principal owners and tenants in Area 5.

With respect to Canron Ltd., Mr. Hickley advised that they had applied for a development permit application to erect a structure of 22,000 sq. ft., 45 ft. high. They have agreed to demolish one of the buildings on the site and to provide a 10 ft. pedestrian easement along the westerly boundary of their property.

Egmont Towing Ltd. have requested to build a new barge slip and negotiations with the Planning Department and Property and Insurance Division have resulted in approval for the lease of the City-owned water lot in front of the Hayes Trucks Ltd. site, as the latter does not use the water lot. Egmont Towing Ltd. have also agreed that if the waterfront walkway is extended eastward from Area 6, they will make provision for that walkway across their property.

Discussion followed with respect to long term considerations of the Creek and it was recognized that certain industries providing services to the inner city needed a False Creek location.

cont'd ...

Standing Committee of Council
on Civic Development 5
July 25, 1974

Clause No.8 (cont'd)

RECOMMENDED

- (a) THAT City Council be informed of Development Permit Application #67362 and of the understanding that the new building will be removed upon the expiry of Canron Ltd.'s lease with the City in 1988, unless other decisions are made between now and then.
- (b) THAT the proposal for a new barge slip to serve Egmont Towing Ltd. be approved in principle and that the Supervisor of Property & Insurance be instructed
 - (i) to negotiate with that company to establish the appropriate leasing arrangement, which would ensure public access for a waterfront walkway.
 - (ii) to investigate the possibility of buying the Egmont Towing Ltd. property with lease back to Egmont for an appropriate period of time.
 - (iii) to report back on the value of the Hayes Trucks Ltd. property for the consideration of the Committee.
- (c) THAT Development Permit Applications will be approved by the Director of Planning from time to time, for that portion of False Creek zoned M-2 east of Cambie Street Bridge, and that only those applications considered to be of major significance be reported to City Council.
- (d) THAT the Committee consider the implications of the retention of appropriate industries in some parts of the False Creek basin on a long term basis and, if deemed appropriate, instruct the Director of Planning to bring back recommendations relating to compatibility criteria, waterfront walkway relationships and other matters arising from continued industrial use in the False Creek basin.
- (e) THAT the Director of Planning be urged to continue to work towards Council guidelines of continuous public access, but in the interim, concentrate on the area west of Connaught Bridge and connections to it.

9. West End Parking

Mr. W. H. Curtis, Acting City Engineer, advised that the report dated July 16, 1974, on West End Parking was designed to implement West End Policy Guideline No.9, i.e. 'Increase the use and availability of off-street parking. Reduce heavy on-street parking.'

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, advised that the proposed overnight parking prohibition in the three trial areas would be instituted from 4:00 a.m. to 9:30 a.m. and lane parking would be restricted only to residents, who would be issued decals which authorize them to park in the lane, but would not guarantee a parking spot. The main problem of enforcement is that the penalty for overparking is not enough to be a deterrent.

RECOMMENDED

THAT the following restrictions be referred to the West End Planning Team to obtain public reaction and report back:

cont'd

Standing Committee of Council
on Civic Development 6
July 25, 1974

Clause No.9 (continued)

- (a) Parking on-street be prohibited from 4:00 a.m. to 9:30 a.m.
- (b) Decal parking for residents only be established in the lanes, with decals to cost \$10 per year.
- (c) The following areas be used for a trial:
 - (i) West of Denman Street between Nelson Street and Alberni Street;
 - (ii) South of Davie Street between Broughton Street and Bute Street;
 - (iii) East of Bute Street between Robson Street and Pendrell Street.

FURTHER THAT the City Engineer be instructed to investigate the possibility of hiring persons other than police constables for enforcement of parking violations; with the suggestion that habitual parking offenders be towed away.

10. Signs Adjacent to the Granville Street Bridge

The Chairman advised that no definite time limit had been imposed on the two signs at the southern end of the Granville Street Bridge, i.e. the Toyota Sign on the east side and the Canadian Imperial Bank of Commerce Sign on the west side.

RECOMMENDED

THAT the Supervisor of Property & Insurance be instructed to serve notice to vacate, as of September 30, 1974, to the tenants of the City-owned lands at the southern end of the Granville Street Bridge i.e. Neon Products with respect to the Toyota Sign on the east side and Sign-O-Lite with respect to the Canadian Imperial Bank of Commerce Sign on the west side.

11. Vancouver Heritage Advisory Board

(a) Bank of Commerce Building - 698 West Hastings Street

The Committee considered an extract of the Minutes of the Vancouver Heritage Advisory Board dated June 24, 1974, in which the Board felt the building and site at 698 West Hastings Street should be designated in whole as a Heritage Structure.

RECOMMENDED

THAT 698 West Hastings Street be designated as a Heritage Structure.

(b) Charter Amendments - Heritage Advisory Board

The Committee considered the report of the Director of Legal Services advising that Council is now empowered by bylaw, to designate heritage buildings, control and hold up demolition of potential heritage buildings and establish a Heritage Advisory Board.

cont'd

Standing Committee of Council
on Civic Development 7
July 25, 1974

Clause No.11(b) continued

Ms. Nancy Oliver of the Planning Department informed the Committee that within a month the Vancouver Heritage Advisory Board would be presenting a list of approximately 20 buildings that they are recommending for designation as heritage structures.

RECOMMENDED

THAT the existing Vancouver Heritage Advisory Board, as established by the Vancouver Heritage Advisory Board Bylaw, be the responsible Board to recommend to Council the designation of heritage structures as referred to in the Charter Amendment.

FURTHER THAT before Council takes any action with respect to Heritage Structures, an appropriately advertised public meeting of Council be held to discuss the list of buildings recommended for designation by the Vancouver Heritage Advisory Board.

12. Resolutions for Submission to U.B.C.M. Annual Convention

City Council on July 9, 1974, referred the following clause of the report of the Board of Administration, Finance Matters, re the above to the Standing Committee on Civic Development for consideration:

"In accordance with established practice, this office circulated all Members of Council and City Departments for any proposed resolutions they might wish Council to consider for submission to the U.B.C.M. Annual Convention. The following resolution has been received from the Director of Planning and is submitted for your consideration.

'THAT the Provincial Government be requested to amend assessment legislation to permit tax assessments on buildings of historic or architectural merit to be relaxed or waived by municipalities;

FURTHER THAT the Federal Government and Provincial Government be requested to provide grants to municipalities covering 75% of the cost of tax exemptions for historic buildings.'

No other resolutions have been received."

The Chairman advised that a report on financial implications is being prepared by the Planning Department.

RESOLVED

THAT the above clause be referred to the Standing Committee on Finance and Administration for consideration.

The meeting adjourned at approximately 12:15 p.m.

IVREPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL ON SOCIAL
SERVICES

July 25, 1974

A meeting of the Standing Committee of Council on Social Services was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 25, 1974, at 1:40 p.m.

PRESENT: Alderman Rankin, Chairman
Aldermen Marzari and Hardwick

ABSENT: Alderman Gibson

COMMITTEE
CLERK: H. Dickson

INFORMATION1. Cobalt Hotel, 917 Main Street

The Health Department's regular monthly report on this hotel was before the Committee for discussion.

The Medical Health Officer, Dr. Bonham advised that renovations to the hotel are proceeding and good progress has been made. B. Ericksen Downtown Eastside Residents Association, alleged that the hotel does not have a janitor on weekends.

It was,
RESOLVED,

THAT the report of the Health Department be received and that regular inspections of the Cobalt Hotel by the Health Department continue.

2. Rent Increases at Lugano Apartments, 8755 Laurel Street

The Committee had before it for consideration the attached letter from tenants, Jean Tom and Mrs. Susan Yates. Tenant Betty Coldbeck appeared and said the other two tenants had paid only 8% of the 14% present rental increase but have been evicted.

Owner, Felix Silbur explained that on February 1st he gave notice of rent increases from \$137.00 to \$195.00 effective May 1st and accepted the tenants' payment of \$186.84, which is \$173.00 plus the 8%. He said the two complainants were evicted after the manager told him they were operating baby-sitting business'.

Mrs. Coldbeck replied the baby sitting was primarily for children living in the building and that Ms. Tom and Mrs. Yates had been baby-sitting in their suites for close to 3 years.

The Chairman informed Mrs. Coldbeck that current law regarding illegal eviction is weak in that a tenant must prove his claims in court, that the real reason for eviction was for objecting to an illegal rent increase.

It was,
RESOLVED,

THAT the delegation be received.

Standing Committee of Council
on Social Services 2
July 25th, 1974

INFORMATION

3. Downtown Eastside Residents Association - Rent Increases
at King Edward Apartments, 420 East Hastings

Chinese speaking tenants of this building, with their interpreter and Bruce Ericksen of D.E.R.A., spoke to this matter, stating tenants are being harassed by the owner, that verbal notice of rent increases (see attached) had been given and that tenants have been asked to pay \$150.00 each for redecoration of their rooms, and that some tenants have been told they will be evicted. They said they understand the owner intends to re-divide their rooms. They also claim the roof leaks.

The Clerk advised that owner, Mrs. Ying Wong, had been advised that these complaints were being brought before the Committee. The Clerk said he spoke to Mrs. Wong's daughter, Anny Yew, who said her mother does not understand English and that she herself was unable to attend.

The Committee explained the terms of the Rent Stabilisation Act to the tenants, through the interpreter. It was also explained the owner cannot make changes to the building without a building permit and that tenants cannot be charged extra for decoration costs.

It was,
RESOLVED,

THAT the Health Department be asked to inspect the building, FURTHER, that the Committee write in English and Chinese to the owner explaining the terms of the Rent Stabilisation Act, and notifying her that it is illegal to charge tenants a fee for redecoration, and that no structural changes can be made to the building without a permit.

4. Downtown Eastside Residents Association - Rent Increases
at 159 - 161 East Cordova

The Committee had before it for consideration the attached information from D.E.R.A. which shows rent increases from \$55.00 to \$70.00 and \$60.00 to \$75.00 effective March 1st, 1974.

Landlord Dong Sai Hong appeared with his daughter as interpreter and explained that rents remained unchanged in his building at \$35.00 per month from 1960 - 1970, that they went from \$35.00 to \$45.00 in November 1970, to \$55.00 in January 1973, and to \$70.00 on March 1st of this year. He pointed out that this is a 100% increase in 10 years, while taxes increased 121% in 5 years, from \$807.27 in 1969 to \$1,823.12 in 1974.

His daughter stated the building is zoned Commercial and claimed therefore, that the Rent Stabilisation Act does not apply.

The Committee explained zoning of the property has no bearing; that the Rent Stabilisation Act applies to all premises rented for persons to live in, regardless of zoning.

It was,
RESOLVED,

THAT the Committee write to David Chong, Solicitor for Dong Sai Hong, owner of 159 - 161 East Cordova, expressing its concern over the rent increases levied by Mr. Hong, setting forth terms of the Rent Stabilisation Act, and request him to so advise his client and refund all illegal rent increases collected this year.

Standing Committee of Council
on Social Services 3
July 25th, 1974

INFORMATION

5. Pofi Bar, 1716 Charles Street - Complaints of Neighbours

The Committee had before it for consideration the attached petition from residents of the 1700 block Charles Street area, complaining of noise, gambling, parking and other problems caused by patrons of the Pofi Bar.

A spokesman for the Pofi Bar claimed there is no gambling and that he pays for 15 car parking spaces for his customers at a nearby gas station, and that there is no other off-street parking available. He said that he would be willing to pay for signs restricting parking in the 1700 block Charles to residents only.

One resident claimed his car, parked on the street, has been struck five times in the past two years, by passing vehicles.

Residents complained they are unable to sleep at night because of the noise from patrons of the Pofi Bar. The spokesman for the Pofi Bar said he would move the outside tables and chairs inside the premises at 11 p.m. each night in an effort to reduce noise.

It was,
RESOLVED,

THAT the Committee accept the the undertaking of the spokesman for the Pofi Bar, 1716 Charles Street, that the tables and chairs will be moved inside at 11 p.m. each night, and

THAT the matter of parking problems in the area be referred to the Official Traffic Commission.

6. Inaccurate Surveys in Residential Areas

The Committee had before it for consideration the attached report of the Director of Legal Services referred to the Committee by Council on July 9, 1974. Also before the Committee were the attached letters from Arthur Morrow, 3538 West 31st Avenue, and Mrs. L. Daisley, 3146 East 52nd Avenue, who have complained of discrepancies in recent surveys of their property.

Mrs. Daisley said a survey this year of lots in her block shows rear lot lines are out by 4 feet compared to a survey done in 1968.

Meinert Nomm of 3134 East 52nd, said he had the 1968 survey done by Morgan Stewart Company, and that survey pins from that survey are still in place.

City Surveyor, Adam Burhoe, stated a mistake had obviously been made and that the property owner who feels the latest survey goes against his interests could write to the Council of B.C. Land Surveyors asking that the matter be resolved.

Mr. Morrow told the Committee a new survey of lots in his block, by McElhanney Surveying & Engineering, show lots are 32.92 feet in width rather than 33 feet or .72 feet (8.64 in) for the nine lots in the block. He said if his fence is moved inside the new property line, there would only be 8 in. of space between the fence and his chimney.

Mr. Burhoe said, in such cases, the people involved can either resubdivide the block or ask the Attorney General's Department for a new survey under the Special Survey Act.

Standing Committee of Council
on Social Services 4
July 25th, 1974

Clause 6, Inaccurate Surveys in Residential Areas
Cont'd:

Mr. Morrow stated a new house is being constructed in the block using the new lot survey lines and claimed the City had erred in issuing a Development Permit when he had challenged the survey.

Following discussion, it was,
RESOLVED,

THAT the Clerk prepare a letter for Mr. Nomm to Adam Burhoe, as Secretary of the Council of B. C. Land Surveyors, asking the Council of B. C. Land Surveyors to examine the two different surveys undertaken in the 3100 block East 52nd Avenue and attempt to resolve the issue.

RECOMMENDATIONS

7. Fencing at Day Care Centres

Mr. Paul Murphy, of Day Care Information Centre appeared and requested that the City, in addition to paying costs of sewer, water, electrical and gas connections for a group of 10 Day Care centres, also pay for fencing around these Day Care centres.

Council has approved paying for servicing to the following Day Care Centres:

- a) West End (2 sites)
- b) Kensington-Cedar Cottage Area, Victoria Drive and 13th Ave.
- c) Kensington-Cedar Cottage Area, 24th Ave. and Brandt
- d) Fraserview-Mount Pleasant, park site, 10th Ave. between Clark and Glen Drives
- e) Kitsilano, NorthEast corner, 8th Ave. and Arbutus
- f) Sunset-Victoria at Killarney, S.E. corner, 54th and Buscombe
- g) Champlain Heights, 49th and Boundary
- h) Burrard View Park, Pentiction and Yale
- i) 10th and Clark Drive

The Committee said it understands the Park Board has expressed some reservations about certain types of fencing.

It is,
RECOMMENDED,

THAT the City pay the costs of providing fencing at the 10 Day Care Centres listed above.

8. Native Information Centre, 548 Nelson, Grant Request for \$3,854.00

The Committee had before it for consideration the attached proposal from N.I.C. which includes a request for a grant of \$3,854.00.

The Committee took no action on N.I.C.'s request on May 16, 1974 for a \$3,654.00 grant, after noting, at that time, the centre was poorly managed.

The Chairman advised the Committee that since May, the B. C. Association of Non-Status Indians has become more directly involved with N.I.C. and indications are that the centre will be more effectively managed. The Committee noted the centre is well located and that there does exist a definite need for its services.

Standing Committee of Council
on Social Services 5
July 25th, 1974

Clause 8, N.I.C. Cont'd:

A representative of the Police Department stated that if the centre is properly operated it can serve a useful purpose. He added there is no place to go for native persons, age 15 - 19 years, who congregate in the Granville Mall Area.

Representatives of the N.I.C. advised there will be recreation programs for this age group at the centre.

Following discussion, it was,
RECOMMENDED,

THAT Council grant \$3,854.00 to Native Information Centre, 548 Nelson Street, to cover operating expenses to the end of 1974,

AND, that the Social Planning Department and the Police Department report back to the Standing Committee on Social Services, at the end of the year, on the operation of N.I.C., it being understood that the Police Department may report periodically, in the interim, if it feels it is necessary.

9. Activator Society - Request for Grant of \$7,500.00.

The Committee had before it for consideration the attached Board of Administration report dated July 5, 1974, in which the Director of Social Planning recommends no grant be made.

The applicant did not appear at the meeting to appeal this recommendation, therefore, it is,

RECOMMENDED,

THAT no grant be made to the Activator Society.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 18¹ 19

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL ON FINANCE
AND ADMINISTRATION

July 25, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday, July 25, 1974 at 12:30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Volrich, Linnell, Harcourt

ALSO
PRESENT: Alderman Pendakur (12:30 - 1:00 p.m.)

CLERK: Marilyn Clark

INFORMATION1. Review of the 1976-1980 Five Year Plan Submissions

The Committee continued its review of 1976-1980 Five Year Plan Submissions of Civic Departments and Boards. At the meeting this day, the Committee reviewed the Departmental Submissions in the following sections of the report of the Staff Review Group, dated July, 1974:

- V. Housing
- VI. Neighbourhood Improvement Program
- VII. Civic Buildings and Property
- VIII. Health Department
- IX. Sewers
- X. Waterworks
- XI. Works - General

The Medical Health Officer was present for part of the meeting to discuss the Health Departments space requirements. The submissions for the Health Department to be included in the Five Year Plan were not placed in a high priority by the Staff Review Group because of the high degree of uncertainty as to the future location of the Health Department in a functional responsibility sense, and it was considered by the Review Team, unwise to consider expending Capital Funds for the multi-service units. The Review Team also suggested that the Health Department, if it requires additional accommodation within the next period of time, should use rental accommodation. They also stated that the City Analysts Lab would be appropriately dealt with within the Supplementary Capital Budget.

The Medical Health Officer stated that he understood the position on Capital expenditures in regard to the Health Department, at this time, but did request a special meeting of the Committee to discuss and conduct a general review of the Department's space requirements. The Committee agreed to hold a meeting as soon as possible to do this review.

Alderman Pendakur was present for a part of the meeting to request the Committee to consider inclusion in the 1976-1980 Five Year Plan 2 million dollars for Fraser River access.

Cont'd

Standing Committee of Council on
Finance and Administration
Page 2

Review of the 1976-80 Five Year Plan Submissions, Cont'd

Following discussion, the Committee

RESOLVED,

THAT 2 million dollars for access to the Fraser River
be included in the 1976 - 1980 draft Five Year Plan as
Priority 1.

This meeting concluded the Committee's review of individual
submissions. The total Five Year Plan, taking into consideration
the Committee's changes of Priorities, will be examined at the
next meeting of the Committee and submitted to Council for
information.

The Committee adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 24

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT AND ENVIRONMENT

July 25, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held at Granville Square, 200 Granville Street, on Thursday, July 25, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Commissioner DuMoulin

ABSENT: Alderman Gibson

CLERK: M. Cross

The Minutes of the meeting of July 11, 1974, were adopted.

RECOMMENDATION

1. Proposed Amendment to Building By-law - Regulations for the Handicapped

The Committee considered a report of the City Building Inspector dated July 5, 1974, appended to which was a draft by-law containing amended regulations for the handicapped.

After discussion the Committee

RECOMMENDED

THAT the amendment to the Building By-law with respect to regulations for the Handicapped be approved and the Director of Legal Services be instructed to bring forward the necessary by-law.

2. Helicopter Landing Facility - 1050 West Pender Street

A report dated July 17, 1974, from the Director of Planning and a brief submitted by B.C. Forest Products Ltd. were considered by the Committee. The Chairman advised that the Downtown Planning Team considered this use to be unsuitable in this location as it would be a precedent for applications for other private heliports. The Team preferred to see private heliports group in central location on the Downtown Waterfront.

RECOMMENDED

THAT the Director of Planning be instructed to issue Development Permit Application #66559 to provide a helicopter landing facility on the roof of the existing office building at the site at 1050 West Pender Street for a trial period of one year.

FURTHER THAT the Director of Planning be instructed to pursue the matter of a central heliport on the waterfront with the Department of Transport in the context of the Waterfront Study.

cont'd ...

Standing Committee of Council
on Waterfront & Environment 2
July 25, 1974

3. Major Planning Reports

On July 4, 1974, the Committee resolved:

"THAT the Director of Planning be requested to appear before the next meeting of the Committee to discuss the various reports coming forward from the Planning Department with respect to the waterfront areas."

Mr. H. W. Pickstone, Deputy Director of Planning, reported that with respect to the Harbour Park development, the City, in conjunction with Mr. R. C. Mann, the Waterfront Project Manager, is developing proposal calls.

Mr. Youngberg, Associate Director, Area Planning, submitted a memo with respect to access to the Fraser River from Champlain Heights indicating that because MacMillan Bloedel occupy continuous waterfrontage between Kerr Street and Boundary Road the walkway system in Champlain Heights will connect to the proposed walkway system in the Municipality of Burnaby. The memo also noted that the Planning Department is endeavouring to develop the Kerr Street end for more attractive public access to the Fraser River.

RECOMMENDED

THAT the verbal report of the Deputy Director of Planning be received and the memo dated July 24, 1974, from the Associate Director, Area Planning, be forwarded to the Standing Committee on Finance and Administration for inclusion of funds for public access to the Fraser River in the Five Year Plan.

INFORMATION

4. Highrise Container Facility

The Committee considered a letter and brief dated July 17, 1974, from R. A. Roberts & Associates Ltd. with respect to a proposal for a highrise container facility which would require less land and offer a faster rate of container handling. Captain Roberts, with the aid of drawings, outlined his proposal to the Committee.

After discussion the Committee

RESOLVED

THAT the presentation of R.A. Roberts & Associates Ltd. be received.

5. City-owned Property on South-west Marine Drive and Ash Street

The Committee considered the following extract of the Standing Committee of Council on Housing dated June 25, 1974:

"At the meeting of the Housing Committee on May 28, 1974, when dealing with proposed sites for handicapped housing, it was RESOLVED:

THAT the Supervisor of Property & Insurance report back to the Standing Committee on Housing on future plans for City-owned land between Ash and Lord Streets, south-west Marine Drive and 65th Avenue (D.L. 311).

Standing Committee of Council
on Waterfront & Environment 3
July 25, 1974

Clause No. 5 continued

The Supervisor of Property & Insurance submitted a report on the above matter dated June 7, 1974, for the Committee's consideration.

The report, which is on file in the City Clerk's Office, stated that the north 2.4 acres of this site were conveyed to the School Board in 1969, and the balance of this site had been reserved for park site 26 as instructed by Council.

Mr. W. Casson, G.V.R.D. advised that the Cheshire Homes Society of B.C., which was originally interested in this site, was satisfied with a proposed False Creek site approved by Council on June 11, 1974.

Resolved,

That the report of the Supervisor of Property & Insurance referred to above be received and the matter of future disposition of City-owned land on south-west Marine Drive and Ash Street, be referred to the Standing Committee on Waterfront & Environment for consideration."

RESOLVED

THAT the extract be received and the matter of disposition of the City-owned land on South-west Marine Drive and Ash Street be considered in the proposed Fraser River Recreational Study.

6. Public Discussion on Waterfront Planning Study - Stage 3

The Chairman had invited representatives of various organizations to appear before the Waterfront Committee to air their opinions of Stage 3 of the Study.

Mr. Roy Smith of the Longshoremen's Union stated that the Longshoremen were not in favour of the fish market being located at the foot of Columbia Street and felt that it should be located in False Creek. He felt that area should be industrial dock and around Pier B-C, there should be development of a ferry terminus and facilities for cruise ships. They believe that the waterfront should be for all people and not contain expensive shops to attract the tourists. Mr. Smith felt that there should be two roads along the waterfront; a lower level road terminating at Cardero Street for commercial vehicles and people who work on the waterfront and an upper road for the public to observe the day to day operations on the waterfront. West of Pier B-C should be reserved for the hotels and housing. Rather than expensive housing there should be housing for senior citizens. He expressed the facts that the Longshoremen are not opposed to public access on the waterfront that does not interfere with industrial traffic, but they wanted to make sure that precautions were taken so the public could come down to the waterfront safely.

Mr. Griff Miles of the Board of Trade was present at the meeting, but stated that their comments were being drafted and would be before the Committee shortly.

RESOLVED

THAT the verbal submission of Mr. Roy Smith of the Longshoremen's Union be received.

The meeting adjourned at approximately 4:30 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 1, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall on Thursday, August 1, 1974, at 12:30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Volrich, Linnell, and Harcourt

CLERK TO
THE COMMITTEE: Marilyn Clark

RECOMMENDATION AND INFORMATION

1. 1976-1980 Five Year Plan

The Committee reviewed, this day, the total Five Year Plan as it now stands after the two previous review sessions. It was noted that, should all of the items included in Priority 1 and 2A be included in the Five Year Plan, the City would be called upon to borrow \$105.5 million. This was \$5.5 million over the Committee's objective of limiting borrowing to \$100 million for the 1976 - 1980 Five Year Capital Program.

Before determining what additions there were and what possible deletions, the Committee reviewed the items suggested by community organizations, that had not yet been considered in some way during its review of Departmental submissions.

The Draft Five Year Plan, attached for information, shows the total amounts suggested for inclusion, amounting to \$271,541,000. Deletions were necessary. Those items listed in Priority 1 and 2A can be considered, at this time, as having Finance Committee approval for inclusion in the 1976-80 Five Year Capital Program.

A. Public Submissions

a) Rapid Transit

It was noted that no funds had been provided for rapid transit in this Five Year Plan. It was also noted that discussions are presently taking place in regard to a rapid transit system in Vancouver and there is no doubt that the City will be required to provide a portion of the capital funds for this item. However, Committee members had no detail as to what amount the City might be required to provide. After discussion it was

RECOMMENDED,

THAT, in any publicity regarding the Five Year Plan, it should be made very clear that this plan does not include funds for a rapid transit system, and that there may be, within the five year period, 1976 - 1980, a plebiscite needed to provide funds for a rapid transit system.

b) Major Convention Centre

The Committee discussed the need for a major convention centre in the City and possible sources of funds. After discussion it was

RECOMMENDED,

THAT no funds be included for a major convention centre in the draft 1976-1980 Five Year Plan.

Standing Committee of Council 2
 on Finance and Administration
 Page 2

c) Waterfront Development Funds

The Committee discussed the inclusion in this Five Year Plan of funds for the development of the waterfront. It was determined that much of the financing would be done privately by the developers of the area.

It was
 RESOLVED,

THAT no action be taken at this time to include funds for the 1976 - 1980 Five Year Plan for the development of the waterfront; the item to be held in abeyance and drawn to the Council's attention when the final plans for the waterfront are submitted to Council.

d) Funds to Develop a Skills Producing Industrial Complex for Low Income People

The suggestion to include an amount of \$350,000 in this Five Year Plan was submitted by the Vancouver and District Public Housing Tenants Association. Representatives of that group presented to the Committee their idea of developing a small industrial skills producing complex which would include such items as a service station garage complex; workshops for carpentry; tinsmithing; etc.; a hairdressing and homemaking complex and a bookkeeping and secretarial office manager complex.

Their intent is to give 'on the job' training to people who would engage themselves in the practical problems of the low-income people of the city. They were also requesting that the city lease a parcel of land for \$1.00 a year, and specifically mentioned the city-owned property, E/S Nanaimo between 24th and 26th Avenues. They suggested, and the Committee agreed, that there would be considerable coordination necessary, among Provincial and Federal Departments, the School Board, and the City. Following discussion, the Committee,

RESOLVED,

THAT the Director of Social Planning be asked to meet with representatives from the Department of Manpower and Immigration, the Department of Human Resources and the Vancouver School Board to coordinate ideas for financing an industrial skills producing complex for submission to the Standing Committee of Council on Social Services for consideration,

AND, that the Standing Committee of Council on Social Services be requested to consider the lease of the aforementioned property for this purpose.

Alderman Harcourt agreed to assist in co-ordinating and to expedite the process along with the Director of Social Planning for the consideration of the Social Services Committee.

B. Additions to the Draft Plan

City Council, on July 30, 1974, considered a report from the City Engineer in regard to the cost of Sewer Separation on private property in areas where the City converts the sewer system from combined to separate. Council passed a resolution at that meeting whereby the City would pay the cost of all work between the property line and the building, with the property owner paying for all changes inside the building. The estimated city cost of this plan is \$2 million and had to be considered for inclusion in this Five Year Plan.

C. Deletions

With the addition of \$2 million for sewer separation work on private property, the Five Year Plan stood, at this point in the meeting, at \$7.5 million over the Committee's objective of \$100 million, and Committee members indicated that, if possible, they would like to present a plan to Council and the public that had some leeway for additions; in other words, they were looking at deletions amounting to more than \$7.5 million.

Throughout the review meetings the Provincial Government's one-third grants for community recreation facilities were considered. It was estimated that approximately \$2 million could be taken from Section III, Community Recreation Facilities, on the assumption that approximately that sum would be provided by the Provincial Government fund.

The two areas that comprised the largest percentages of the total plan were Sewers and Community Recreation Facilities and Parks Acquisition.

The Acting City Engineer was asked the effect on the schedule of upgrading the sewer system if only 3/4 of the amount requested in that area were included in the Five Year Plan. It was determined that if 3/4 of the amount requested were provided the rate of upgrading would be at approximately 75% of the plan. It was, therefore, determined that \$6 million could be cut from the \$23.3 million originally established as Priority 1 for upgrading the sewer system.

Several items in Community Recreation Facilities and Parks Acquisition were looked at as possible areas for deletion, and amounts were cut from the Community Services Centres (Extensions and Improvements); funds for one rather than two new Community Service Centres were included; the provision for funds for mini-parks in the downtown area was cut in half to \$1 million and the Point Grey Waterfront purchase funds were cut back to \$1 million.

D. Report of the Staff Review Group

There were some items that the Committee considered required special attention in the Report of the Staff Review Group.

(a) Library Branch Development

The Staff Review Group, when commenting on Library Branch Development, stated:

"We could not agree with the Library Board desire for an area branch that in our opinion effectively tried to duplicate some of the reference capabilities of the Central Library. We felt that if a sub-central reference facility is desirable, then it is desirable on a regional basis and almost certainly should not be within the boundaries of the City of Vancouver."

The Committee noted that it does not concur with the statement of the Review Group in the second sentence above.

(b) Community Recreation Facilities

It was noted that the Park Board submissions for items in this category made no allowance for land acquisition.

(c) Point Grey Waterfront

The Staff Review Team questioned the Council policy of purchasing land along the north side of Point Grey road as and when it becomes available. The team suggested that today's market makes this policy unrealistic and that perhaps Council should reconsider this policy.

Standing Committee of Council 4
on Finance and Administration

D. Report of the Staff Review Group, Cont'd

Following discussion of this item, your Committee

RECOMMENDS

THAT Council reconsider its policy of purchasing Point Grey waterfront property as and when it becomes available, and consider a program whereby property which would provide waterfront access and street end view spots be considered.

E. Schedule of Further Steps

The Committee considered the schedule of submission of the plan to Council and the public for information. The plan, as adopted by the Committee and attached, is in draft form and will not be put to Council as a recommendation until both Council and the public have had an opportunity to comment. This Five Year Plan will be submitted for comment, to those public groups who have indicated interest in its formulation, following the August 13 Council Meeting.

Final consideration of the Five Year Plan at the Committee level will take place on September 5, 1974 and will be presented to Council as a recommendation on September 10, 1974. An evening meeting should be scheduled and delegations received.

2. Long Term Planning and Borrowing

During its review of the 1976 - 1980 Five Year Plan, the Committee considered whether or not the Five Year borrowing authority is the most appropriate for this city at this time, taking into account the uncertainty in the economy. The Committee, therefore, considered the advantages and disadvantages of a shorter term. Discussion centred around the necessity for more comprehensive Council review of the Five Year Plan on an ongoing annual basis, and that during this annual review, Council consider the balance of the Five Year Plan. The effect of this more detailed review would be more long range planning. Council would be determining annually what portion of the Five Year Plan should be carried out in that year.

In regard to borrowing for sewers, it was noted that unless the City borrows for a 20 year term, it cannot benefit from Provincial Government assistance.

Following discussion, your Committee

RECOMMENDS

- (a) THAT City Council continue to forward to the voters a program for a Five Year Capital Program with regular comprehensive Council reviews of that program, to include consideration of the balance of the program, the Director of Finance to be requested to report back to the Committee on the periodic reviews.
- (b) THAT the Provincial Government be requested to amend the Sewage Facilities Assistance Act so that where the Act now specifies that grants be made on debt charges of a 20 year term, that this term be unspecified.

3. Availability of Grants

Committee members expressed concern that perhaps, on occasion, the City was not taking advantage of grants that were available, particularly at the Federal level, for certain projects. It is extremely difficult to keep up with those items that the Federal Government determines are eligible for grants, and it was considered that perhaps the best source of information would be other municipalities who have had success in obtaining a grant for some particular purpose.

Standing Committee of Council 5
on Finance and Administration

Availability of Grants Cont'd.

It is,

RECOMMENDED,

THAT the Mayor be asked to investigate the possibility of using Federal Grants for some of the items that are included in the Five Year Plan, perhaps through contact with other members of the Canadian Federation of Mayors and Municipalities, and benefiting from their experience.

4. Pay As You Go Financing

Consideration of this item was deferred until a future meeting of the committee.

The Committee adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 25

VIIIREPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

August 1, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, August 1, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari (3:50 p.m.)
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meetings held June 27, July 16 and July 25, 1974 were adopted.

RECOMMENDATIONS1. Party Identification By-law

Council on July 23, 1974 resolved,

"THAT this matter be referred back to the Standing Committee on Community Development to permit representatives of the Area Council of the N.D.P. to appear before the Committee."

Mr. Phil Lyons, President of the Vancouver Area Council of the N.D.P. met with the Committee and discussed their objections to a By-law which indicates that before political affiliation can be shown on the ballot, a political party must be a registered society. He stated that according to their constitution they could not set up the Vancouver Area Council of the N.D.P. as an incorporated society.

Mr. John Mulberry of the Law Department and Mr. D. H. Little, City Clerk, expressed their opinions as to why they felt it was desirable to limit party affiliation on the ballot to an incorporated society.

After some deliberation it was

RECOMMENDED,

THAT the basic form of the By-law be approved which provides that any group incorporated as a Society under the laws of the Province of British Columbia shall be entitled, in accordance with the terms of the By-law, to have the candidates sponsored by the group identified on the ballot as to their party or group affiliation; provided also however, that any group which is not an incorporated Society shall be required to provide, for the purpose of having its sponsored candidates similarly identified on the ballot, reasonable evidence to the City Clerk that the Organization has been in existence for three months prior to nomination day, that its affairs have been administered during that time by duly elected officers and directors, and that the Organization consists of at least 25 members who pay dues or make some form of financial contribution to the Organization.

Cont'd . . .

Standing Committee of Council on Community Development 2
August 1, 1974

2. Grant Request - Willing Hands for Help

The Committee had for consideration a report of the Director of Social Planning (copy of which is attached) where it was recommended that an interim Civic grant of \$3,000 be given to the Willing Hands for Help towards the services currently being offered.

The report indicated that this is a non-profit society offering several services for senior citizens. A 24-hour telephone and emergency service is provided, which includes a daily telephone check of over 250 seniors, emergency transportation, assistance with moving and filling out forms and a referral service.

The Director, Mrs. Beatrice Winters, appeared before the Committee and advised that their current funding had expired as of July 31st and that funding for the program will not be forthcoming from the National Health and Welfare Department for approximately two months time. In the meantime United Way has given a short interim grant of \$1,000 and an additional \$3,000 interim grant is required from the City in order to carry on this work. After discussion it was

RECOMMENDED,

THAT an interim Civic grant of \$3,000 be given to the Willing Hands for Help toward the costs of services currently being offered.

INFORMATION

3. Adanac North Plan/Hastings Sunrise Action Council

The Chairman announced that while arrangements had been made to meet with Mr. Chatterton today, the Associate Deputy Minister in the Housing Department had telephoned yesterday to say he could not make this meeting as he had another meeting out of the Province and therefore the arrangements with the delegations that were to be present, were cancelled. Mr. Chatterton had subsequently telephoned this morning to say he could attend this meeting today, however as all the arrangements had been cancelled, it was felt desirable to leave this matter in abeyance until August 15th, when Mr. Chatterton has said he can be present.

Alderman Volrich advised that he, the Mayor and Alderman Harcourt had met with Mr. Chatterton recently and amongst other things, considered the matter of the Adanac North Plan. The Chairman stated that Mr. Chatterton had felt there might be justification for selling these lands to the Province at less than market value. It was indicated that if this property (the 13 acres on the N.W. corner) was sold on the basis of RS-1 Zoning, the value would be in the neighbourhood of \$1,387,000.00. It was suggested that perhaps the City would like to consider retaining a 30% equity in the property for 50 years.

RESOLVED,

THAT the Chairman's oral report be received and that the matter be deferred until the August 15th meeting of the Committee.

The meeting adjourned at approximately 4:25 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

August 1, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the No.2 Committee Room, third floor, City Hall, on Thursday, August 1, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Mayor Phillips
Alderman Bowers
Alderman Pendakur

ABSENT: Alderman Massey (Leave of Absence)

CLERK: M. Cross

INFORMATION

1. Heritage Inventories

The Committee considered a report dated July 25, 1974, from the Director of Planning and the Director of Permits & Licenses on control methods of notifying the Vancouver Heritage Advisory Board of development permit applications and building permits to demolish or carry out interior or exterior renovations to possible heritage structures.

The Chairman was of the opinion that this report had already been to Council and the recommendations approved. The Committee therefore:

RESOLVED

THAT the report dated July 25, 1974, of the Director of Planning and Director of Permits & Licenses be received for information.

INFORMATION & RECOMMENDATION

2. Langara Lands

On July 23, 1974, Council, when considering a report of the Director of Planning dated July 18, 1974, on the above subject, approved

"Recommendation (i) That subject to there being no Provincial purchase of land for college extension or recreation purposes, Council approve the development of 20 acres of housing generally as recommended by the consultants."

The two alternative methods of financing housing and the remainder of the recommendations were referred to the Civic Development Committee for consideration.

Mrs. Helen Moran, on behalf of the Langara Citizens' Committee, outlined the views of the Committee with respect to the recommendation of the Director of Planning which had been approved by Council.

cont'd

Standing Committee of Council
 on Civic Development 2
 August 1, 1974

Clause No.2 (cont'd)

They felt the telegram of July 24, 1974, from the Honourable Jack Radford, Minister of Recreation and Conservation, should be considered a definite offer on the part of the Provincial Government to purchase 6 acres of the 20 acres for community college use and 7 acres for greenbelt land from the Greenbelt Fund. The Mayor stated that there was no definite offer to purchase in the telegram, but that if he received confirmation in writing from the Provincial Government stating they were prepared to buy 13 acres, the City would be prepared to sell it to them.

The Citizens' Committee felt that the Mayor should meet with the Cabinet informing them that the City would retain the remaining 7 acres for park. The Mayor advised that this area is a low priority area for acquiring more park.

The Mayor suggested that a Local Improvement Bylaw be put to the local citizens in the Langara area to raise the \$1½ million necessary to purchase 7 acres of Langara for park purposes. He agreed to send a telegram to the Minister of Recreation and Conservation outlining this proposal.

Mrs. Moran presented to the meeting the Citizens Council on Langara's Recommendations to Council dated July 31, 1974, and a motion of the Committee of July 30, 1974, requesting that any decision with respect to releasing land to the Y.M.C.A. be deferred until a final decision is reached on the 7 acre - 7 acre - 6 acre disposition formula.

Mr. Peter Westlake, Trustee, Langara City College, indicated that the response received from the Provincial Government to their request for the 6 acres for college use was that the request was "before the Cabinet". It was suggested that either the Chairman of the College Council or Mr. Westlake personally contact Mrs. Dailly, Minister of Education, and request a commitment from her for the 6 acres.

Park Commissioner McCreery outlined the resolution of the Park Board of July 22, 1974, in which they urged City Council not to designate the land for housing and that the Park Board and City Council meet with the Honourable Jack Radford and the Honourable Eileen Dailly to discuss alternate financing to acquire the land for open space and playing fields for Langara City College. He advised that the Park Board had tentatively arranged to meet with the Ministers the first week in September.

Commissioner Puil agreed with the idea of a Local Improvement Bylaw and stated that the Park Board would offer assistance to the City in the determination of boundaries for the Bylaw.

The Chairman advised that the Y.M.C.A. is prepared to enter into an agreement with the City to reserve pool time two weekday evenings, plus Saturday and Sunday afternoons for public use, and would be prepared to schedule the time to complement the Percy Norman Pool hours. They are also prepared to fix the rate of admission the same as the Vancouver Park Board.

cont'd ...

Standing Committee of Council
on Civic Development 3
July 25, 1974

Clause No.2 (cont'd)

The housing alternatives were discussed and it was agreed that out of the 270 Single and Family units there should be 130 units at free market value and 140 units of cooperative housing. The suggested 70 Single units would probably be accommodated in the cooperative housing.

RESOLVED

THAT the Mayor send the following telegram this day (Aug. 1st) to the Hon. Jack Radford, Minister of Recreation and Conservation.

"RE YOUR TELEGRAM OF JULY 24TH IF YOUR GOVERNMENT WOULD AGREE TO PURCHASE THIRTEEN ACRES FOR \$2,925,000 FOR OPEN SPACE AND/OR COLLEGE CAMPUS USES, WE WOULD BE PREPARED TO PUT A LOCAL IMPROVEMENT BY-LAW TO THE CITIZENS OF THE AREA TO PURCHASE THE BALANCE OF THE PROPERTY IN THE LANGARA GOLF COURSE. WE MUST HAVE A REPLY AUGUST 31ST AT THE LATEST OR WE WILL HAVE PASSED THE POINT OF NO RETURN."

The Committee

RECOMMENDED

- (a) THAT if the housing option is pursued, the selling price of the land be \$260,000 per acre with the extra \$700,000 being made available for reconstruction and rehabilitation of the Golf Course.
- (b) THAT the Director of Planning be instructed to look into the possibility of providing approximately 130 units of Family housing at free market value and approximately 140 units of Single and Family housing in cooperative housing be developed in conjunction with the Provincial Government; and report back on details of the required rezoning and methods of disposal.
- (c) THAT the matter of the reconstruction and rehabilitation of Langara Golf Course be referred to the Director of Planning for consultation with the Board of Parks & Public Recreation and the Langara Golf Course Citizens' Sub-committee.
- (d) THAT Council release two acres to the Y.M.C.A. and the question of location and siting of the facility be referred to the Director of Planning; the question of public access to the facility to be negotiated to the satisfaction of the Board of Parks & Public Recreation and City Council.
- (e) THAT the matter of other recreation facilities be referred to the Board of Parks & Public Recreation.

The meeting adjourned at approximately 5:30 p.m.

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

August 8, 1974

A meeting of the Standing Committee of Council Waterfront and Environment was held on Thursday, August 8, 1974 at approximately 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Pendakur (Chairman)
 Alderman Gibson
 Alderman Linnell

ABSENT: Alderman Massey (Leave of Absence)
 Commissioner DuMoulin

CLERK: H. Dickson

RECOMMENDATION

1. Carrington Dock

The Committee had before it for consideration a report, dated August 2, 1974, from the Chairman, which explains that one acre of land and the Carrington Dock on Celtic Island in the Fraser River, purchased by the Greater Vancouver Sewerage & Drainage District in 1960, has now been declared surplus to G.V.R.D. requirements and is up for sale.

During discussion, the Chairman informed the Committee there is approximately \$82,000 remaining in the \$100,000 fund referred to in his report.

The Committee felt that the one acre of land and the wharf would be a valuable addition to the property the City is acquiring for public access along the Fraser River. Following discussion, it was

RECOMMENDED

- A. THAT Council approve in principle buying the Carrington Street Wharf and the property (approximately 0.9 acres) from the Greater Vancouver Regional District;
- B. THAT Council instruct the Properties Department to negotiate a price and report directly back to Council;
- C. THAT funds for this acquisition come from the unused portion of the \$100,000 allocated in the 1974 Budget.

2. Wooden Projecting Signs

The Committee had before it for consideration a report dated July 22, 1974 from the City Building Inspector and the Fire Chief, which recommended a clause governing wooden projecting signs be incorporated in the proposed City Sign By-law.

A representative of the Sign Industry questioned the small size of 15 sq.ft. as the maximum allowable area proposed for this type of sign. The City Building Inspector, Mr. D. A. Matheson, explained his initial feeling was that no wooden projecting signs should be permitted as, with age, they begin to rot and become hazardous. However, he is prepared to recommend that 15 sq.ft. wooden projecting signs be permitted. Following discussion, it was

cont'd

Standing Committee on Waterfront & Environment 2
August 8, 1974

Clause No. 2 (cont'd)

RECOMMENDED

THAT the following be included in the proposed Sign By-law:

Wood, leather or other similar combustible material
(excepting approved combustible plastic) may be used
as part of a projecting sign providing

- (i) its area on one face is not greater than
15 square feet
- (ii) it is attached to a metal frame capable of
sustaining all loads borne by the sign.

3. Portable Signs

Council on July 30, 1974 received a brief from Mr. David Yanor of Porta Sign Ltd., asking that portable signs be included in the Sign By-law. Council referred this brief to the Standing Committee on Waterfront and Environment.

The Committee had before it for consideration Mr. Yanor's brief and a report from the Director of Planning dated August 1, 1974, which recommended that portable signs be permitted in Gastown and Chinatown and other special areas where there will be strict control.

During discussion, the Committee raised the question of advertising signs on public property such as bus stop benches.

Mr. D. Hickley, Assistant Director, Civic Development, Planning Department, explained there are two by-laws: the City Sign By-law and the Engineering Department's Street By-law which governs signs such as on bus stop benches.

It was the feeling of the Committee that such signs on public property should be provided for in the Sign By-law.

On the subject of portable signs, the Committee expressed concern over the type of large metal 'read-o-graph' sign on wheels which is being used in particular by service stations, drive-ins, etc. These signs, though considered portable and temporary, often become permanent fixtures and are frequently illuminated electrically and may not meet electrical safety requirements. Mr. D. Hickley advised these signs should not be permitted under the Sign By-law, but instead they be allowed only as stated in Gastown, Chinatown and other special areas where there is strict control. Following discussion, it was

RECOMMENDED

- A. THAT staff be asked to draft regulations governing stationary signs located on public property such as advertising signs on bus stop benches, and incorporate these regulations in the proposed Sign By-law;
- B. THAT portable signs be permitted in Gastown, Chinatown and other special areas where there will be strict control to ensure their quality and where they are used to achieve certain special effects.

4. Proposed Draft Sign By-law

The Committee had before it for consideration a report dated July 25, 1974 from the Director of Planning.

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Standing Committee on Waterfront & Environment 3
 August 8, 1974

Clause No. 4 (cont'd)

During discussion, a representative of the Planning Department produced a mock-up of a brochure which explains the proposed Sign By-law. He reported the estimated cost for 1,000 copies of the brochure is \$4,800.

The Chairman said there has been good progress made in the four to five months spent working on preparation of the Sign By-law and he expressed thanks to representatives of the Sign Industry for their co-operation. He added that some signs are already being removed to conform to provisions of the proposed by-law.

A representative of the Sign Industry informed the Committee that some 30 signs located on rooftops along Burrard Street between Broadway and the Burrard Street Bridge are currently being removed. Following discussion, it was

RECOMMENDED

- A. THAT the legal draft of the proposed Sign By-law with amendments pursuant to the Committee's action today (clause 3) be received;
- B. THAT copies be made available to interested persons or groups who should at the same time be made aware of the proposal to publish an explanatory brochure;
- C. THAT up to \$5,000 be allocated for the production of 1,000 copies of an explanatory brochure;
- D. THAT an evening public hearing be held on the proposed Sign By-law, the suggested date being Tuesday, September 10, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 27